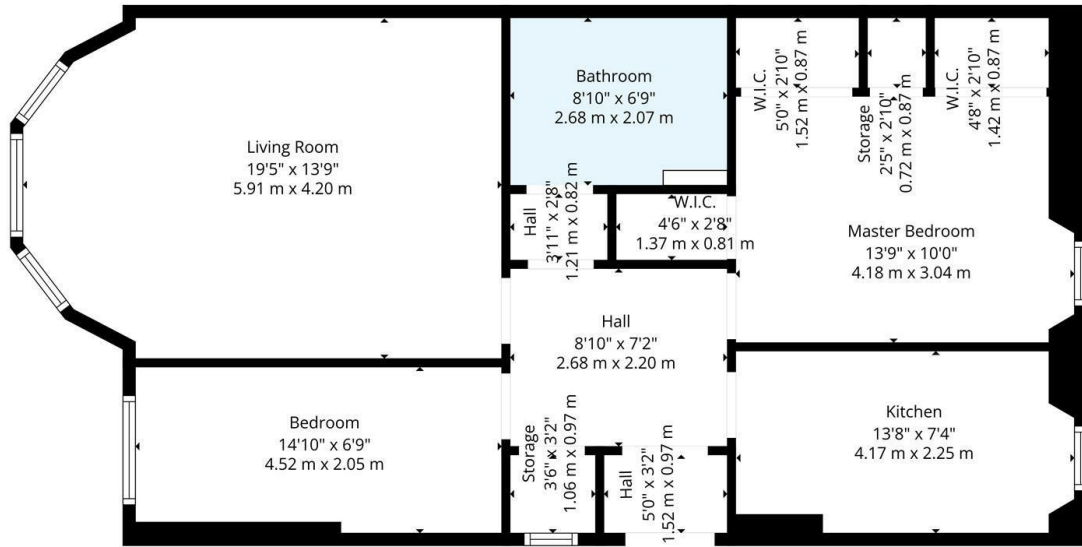




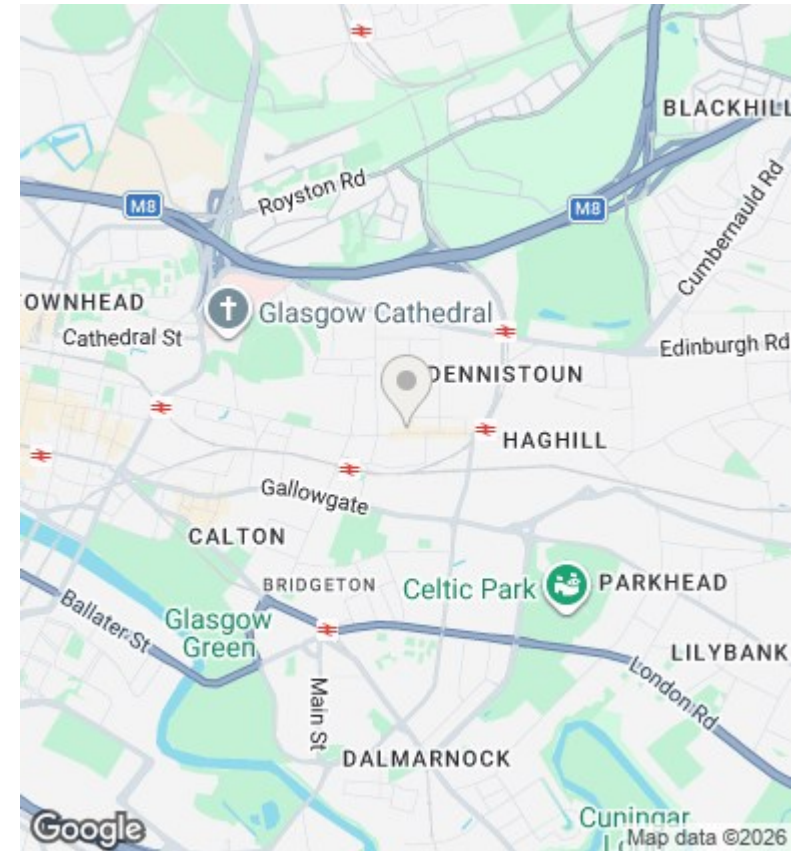
## Flat 0/1, 24 Whitehill Street, Dennistoun, Glasgow, G31 2LN

Offers Over £195,000

- Traditional Ground floor apartment
- Breakfasting kitchen
- Gas central heating and double glazed windows
- Two double sized bedrooms
- Modern Bathroom with separate shower cubicle
- EER Band E
- Bay window Lounge
- Private garden to the front and rear



**TOTAL: 807 sq. ft, 75 m2**  
 1st floor: 807 sq. ft, 75 m2  
 EXCLUDED AREAS: STORAGE: 18 sq. ft, 2 m2, WALLS: 74 sq. ft, 7 m2  
Floor Plan Created by Cubicase App. Measurements Deemed Highly Reliable But Not Guaranteed.



## Directions

## Viewings

Viewings by arrangement only. Call 01417262111 to make an appointment.

## Council Tax Band

## EPC Rating:

E

| Energy Efficiency Rating                           |  | Current                 | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                         |           |
| (92 plus) <b>A</b>                                 |  |                         |           |
| (81-91) <b>B</b>                                   |  |                         |           |
| (69-80) <b>C</b>                                   |  |                         | <b>75</b> |
| (55-68) <b>D</b>                                   |  |                         |           |
| (39-54) <b>E</b>                                   |  | <b>47</b>               |           |
| (21-38) <b>F</b>                                   |  |                         |           |
| (1-20) <b>G</b>                                    |  |                         |           |
| <i>Not energy efficient - higher running costs</i> |  |                         |           |
| <b>Scotland</b>                                    |  | EU Directive 2002/91/EC |           |