






PROPERTY  
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Kersland Street  
Hillhead  
G12 8BS

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## Offers Over £290,000

This spacious and highly desirable 2 bed Main door apartment is situated in the sought after Kersland Street address within the popular Hillhead area of Glasgow.

The apartment offers impressive accommodation of around 1000 sq ft and although certain areas now would benefit from modernisation it provides an excellent opportunity to create what would be a fabulous property within this enviable location.

The building itself is built with traditional red sandstone and number 59 has its own private entrance with twin storm doors opening to a lovely original entrance with further stain glass door to the main hall.

At the front of the building there are ample on road parking spaces with permits available for residents and from the main lounge of the property there is a lovely outlook up and down the street and onto the former Lilybank Church.

The full accommodation comprises L shaped hallway with a very large walk-in storeroom to one side.

The front facing main lounge/ living room is an excellent size and has a bay window providing a lovely traditional outlook over similar styles period properties. The room also has a focal point fireplace, lovely original ceiling cornice, traditional herringbone flooring, deep skirtings and original architraves.



Home Report Valuation  
£310,000



The building itself has been recently upgraded to include significant recent works to the roof, chimney, gutters and stairs with each of the building contributing along with a council grant with work completed in 2023.

At the rear of the property is the large breakfasting sized kitchen area which at one side has range of floor and more storage units with integrated hob, oven and hood. The boiler is also situated in the back wall and there is a window providing an attractive outlook over rear garden area. This room would benefit from upgrading although provides a superb space with plenty of differently out options for layouts due to the excellent size.



There is a large double bedroom at the front of the property which has original fireplace, attractive ceiling cornice, deep skirtings and plenty of space for the creation of wardrobes if required.

There is a second bedroom at the rear of the property with window to rear and private outlook onto established gardens.

Beautiful period style bathroom which comprises a door to a cloakroom with traditional wash hand basin and then a further door leads through to the bathroom which features panel bath with period style taps and a w.c. Window to the rear.

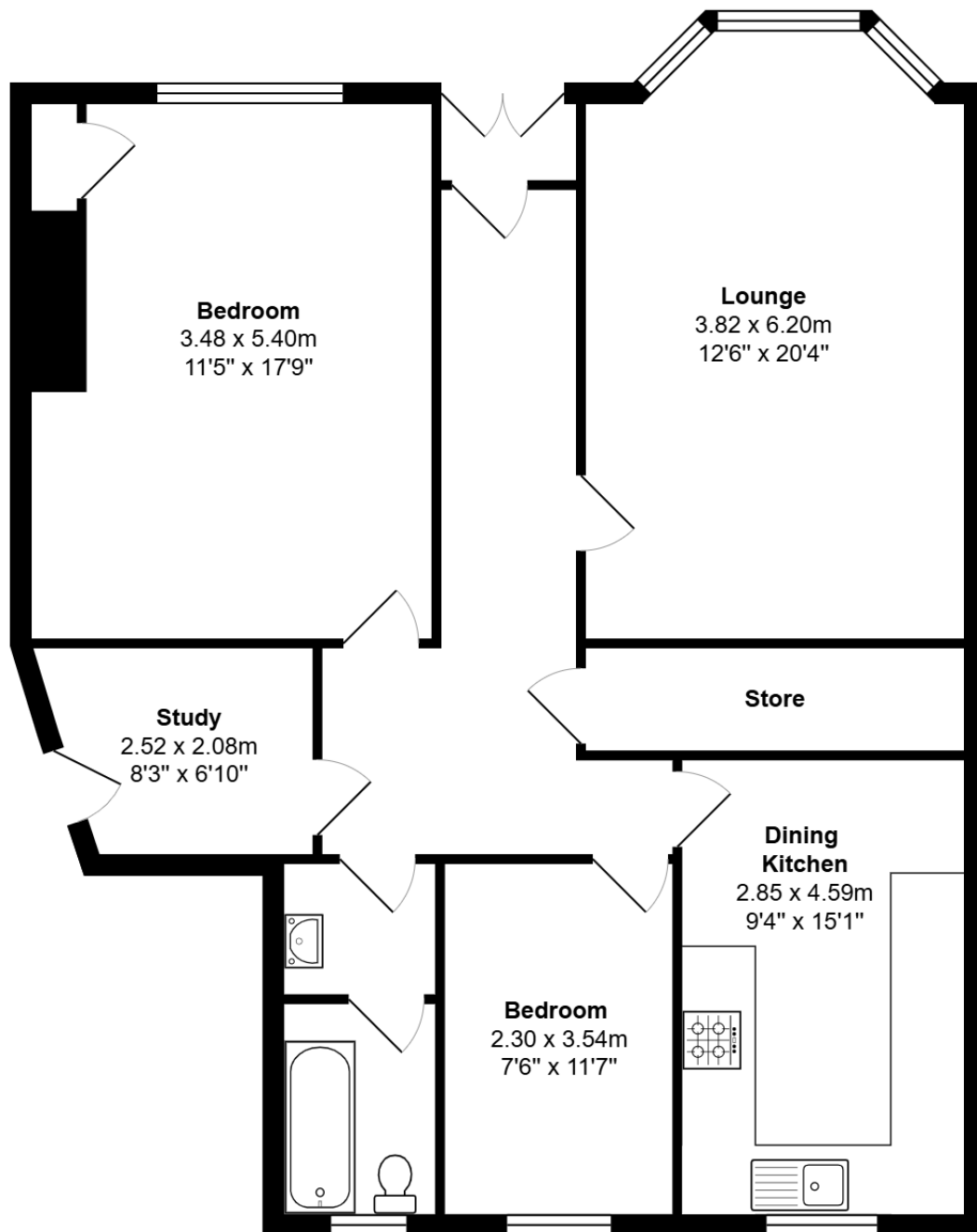


Also accessed from the hallway is a really useful additional room which has been used as a home office study area and this room also has its own door through to the communal close.

The property further benefits from gas central heating, has been recently repainted throughout and provides an excellent opportunity to purchase what is one of the rarely available main door properties in the area.

## Vendor Comments

*This is a fantastic location as is so handy for the West End as we are only a few hundred yards from Byres Rd and Ashton Lane.*



All measurements are approximate and for display purposes only

Total Area: 97.3 m<sup>2</sup> ... 1047 ft<sup>2</sup>

## Location

The location is a key highlight, positioned just moments from Byres Road, residents have immediate access to an enviable selection of cafés, restaurants, bars and independent shops, as well as larger retailers including Waitrose. The nearby Botanic Gardens and Kelvingrove Park provide attractive green spaces, while excellent transport links are available via Hillhead Subway Station, offering easy access to the city centre and beyond. The University of Glasgow is also within easy walking distance.





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