

# 2/2 10 Kersland Street

HILLHEAD, GLASGOW, G12 8BL



*BEAUTIFULLY PRESENTED TWO-BEDROOM TENEMENT  
FLAT IN THE HEART OF GLASGOW'S VIBRANT WEST END*



0141 404 5474



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)







10 Kersland Street is a stunning two-bedroom flat, set within an attractive sandstone tenement. Positioned near the end of a residential cul-de-sac, yet in the heart of the West End with an array of trendy shops, bars and restaurants on its doorstep. Byers Road and Great Western Road are moments from the flat, and excellent public transport links are on hand with easy access to Glasgow city centre.

The building and common areas have recently benefited from extensive refurbishment, including roof re-slating, chimneys, stonework to main walls and rainwater pipes. The stairwell has also been freshly redecorated.

From the moment you enter, you're greeted by a bright and welcoming hallway, which sets the tone for the rest of the home. The flat boasts beautifully maintained original features, including intricate cornicing and impressively high ceilings throughout, all enhanced by warm wooden flooring that flows seamlessly from room to room.

## The Property





The spacious lounge features newly fitted double-glazed sash and case windows that flood the space with natural light. An original fireplace adds character and charm, while modern radiators provide contemporary comfort.







The large dining kitchen is bright and well-appointed, complete with modern integrated appliances, including a gas cooker and oven – ideal for both everyday living and entertaining.











There are two generously sized double bedrooms both of which showcase beautiful cornicing and expansive double glazed sash and case windows.







**Bedroom 2**



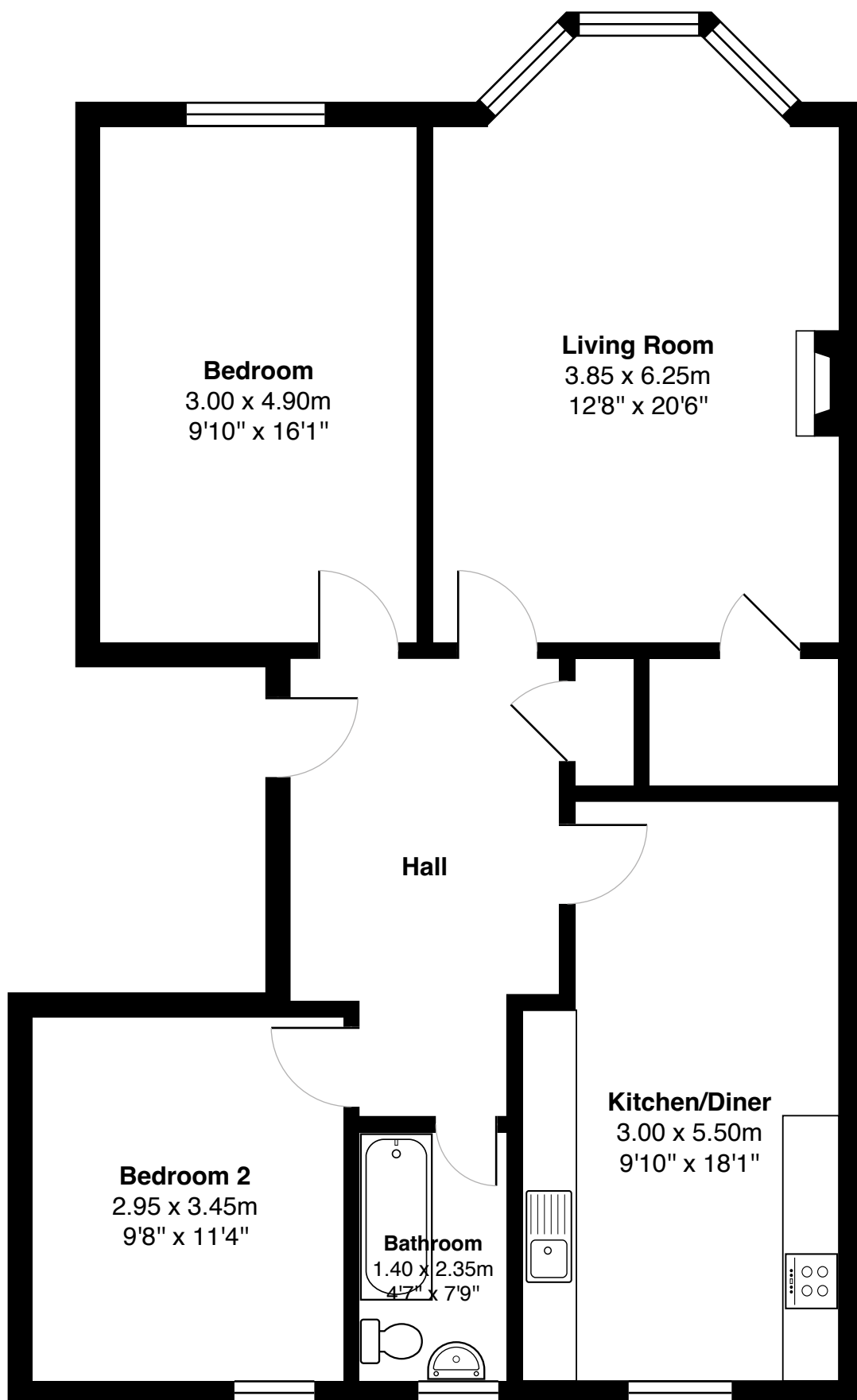




A stylish and modern bathroom completes the accommodation, featuring an integrated bath and shower with tasteful finishes throughout.







Gross internal floor area (m<sup>2</sup>): TBCm<sup>2</sup>

EPC Rating: TBC



Externally, the property benefits from well-maintained communal gardens, offering a peaceful outdoor space to enjoy. This exceptional flat is perfectly situated to enjoy all that the West End has to offer. It is certain to appeal to a wide range of buyers including professionals, students and buy-to-let investors.







---

Nestled just off Byres Road in Glasgow's vibrant West End, Kersland Street in Hillhead offers the perfect blend of city living and local charm. This sought-after area is a hub for students and professionals, with an unbeatable selection of trendy bars, cafes, restaurants, and nightlife right on your doorstep.

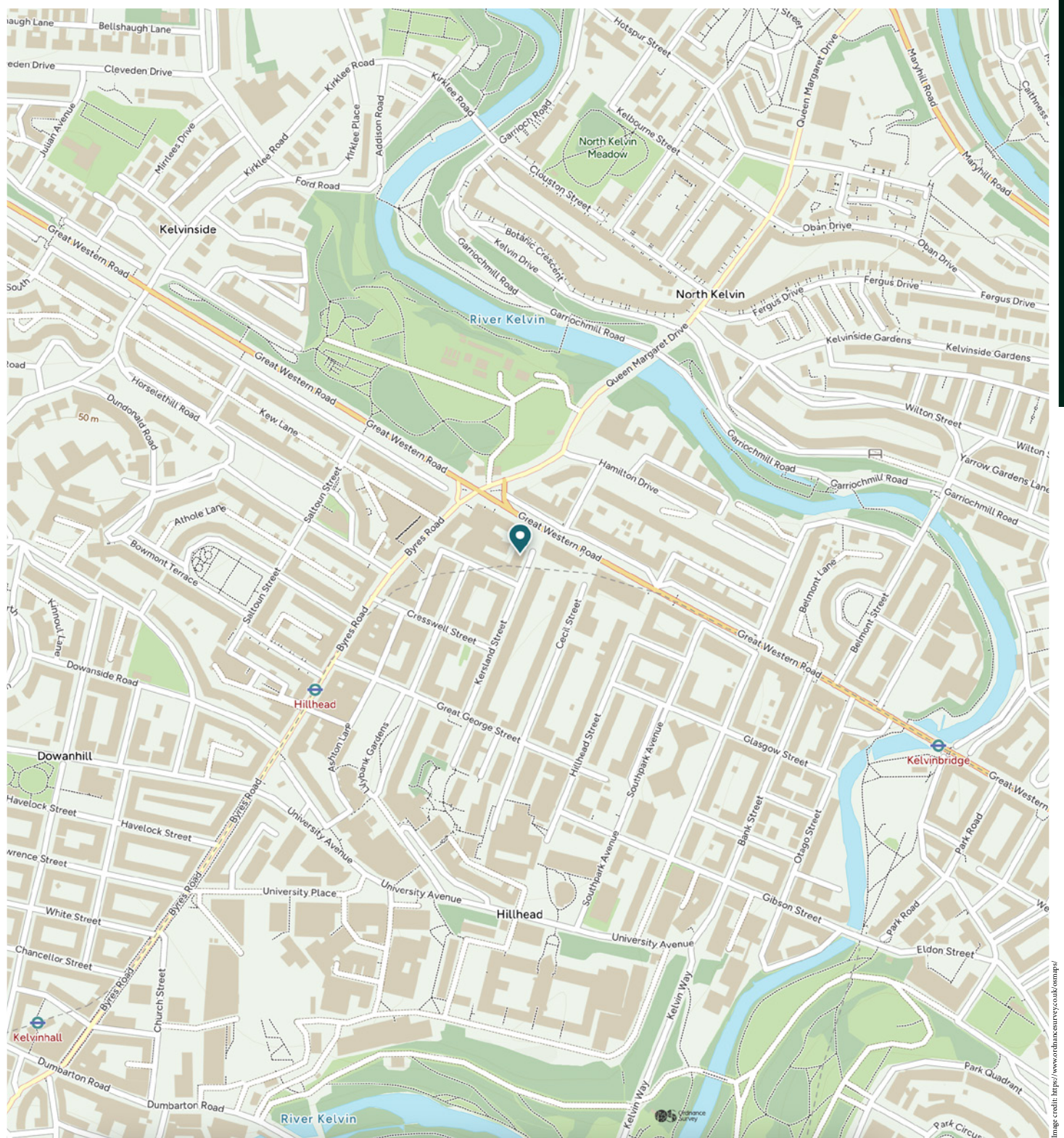
Transport links are superb, with multiple bus routes and subway stations (including Hillhead and Kelvinbridge Underground) providing quick access to the city centre, universities, and mainline train stations. Drivers will appreciate the easy reach of the M8, connecting you to the wider Central Belt in just minutes.

Beyond convenience, this location boasts lifestyle perks. Great Western Road and Byres Road's bustling amenities are moments away, as are the serene Botanic Gardens. Whether you're after lively city energy or a peaceful retreat, this flat delivers the best of West End living.

---

## The Location





# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0141 404 5474

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



Text and description  
**ZOE CARMICHAEL**  
Surveyor



Professional photography  
**CRAIG DEMPSTER**  
Photographer



Layout graphics and design  
**ALAN SUTHERLAND**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device to the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.