



10 Methven Street  
Clydebank, G81 3RB



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Caledonia Bureau are delighted to offer this generously proportioned Detached Bungalow onto today's open and competitive market.

The extremely flexible layout of family accommodation spans two levels and provides seven principal apartments with additional garden room / cabana and 25ft gym / workspace / studio area found at the rear which are surely ideal for conversion for use as a home office or personal business space. The main internal accommodation extends to generous proportions throughout traditionally styled areas which consist of Vestibule leading into a 16ft Reception Hallway with stairs leading to upper apartments, The 17ft Lounge has fireplace and ample space for three piece suite and substantial lounge furniture.

A 23ft Kitchen has rear facing window, ample floor and wall mounted units, generous worktops with splashback tiling, inset dishwasher, washing machine and fridge freezer with a large range style cooker with an overhead hood provided. Access is gained through to the , Conservatory which has plenty of space for a dining table and chairs within and glazed units all round pitched polycarbonate roof and tiled flooring - semi sheltered access is gained from here out to the rear cabana / garden room and the storage area. There is a fourth bedroom off the kitchen with an en-suite W.C and separate shower provided. The Family Room / TV Room / Bedroom Five is off the hall and has in-built bar area and must be viewed to be appreciated, serving as a cosy snug for nestling down with a mug of tea, bold red or cold beer...

A staircase leads from the hall to the upper landing which has storage cupboards off and a compact shower room too. There are Three further bedrooms all with in-built storage and a Jack-

n-Jill style bathroom with access off bedroom one and the landing with four piece suite and shower enclosure within. The aforementioned 25 ft storage area is flexible for many uses and creates a fabulous potential workspace / cinema room / party space / studio / home office / treatment rooms / further bedroom / teenagers suite and is surely adaptable for a number of uses with a W.C and storage cupboard off. the additional garden room is ideal for entertaining and must be viewed with access leading out to the easily maintained rear garden area which is split level, astro turfed and has space for garden furniture within. A large loft space is provided with Velux windows within and telescopic ladder providing access off the upper landing. generous monoblocked parking area is also provided at the front. Gas central heating is fitted and double glazing can be found on all windows.

A quirky, interesting, well proportioned and rarely available style of detached family home to grace the market - Early viewing is strongly recommended as Clydebank also offers a whole host of excellent services including the popular Clyde Shopping Centre and Great Western Retail Park which is located close by. Sport and recreation facilities are readily available as are first class primary and secondary schools. Frequent train connections from both Clydebank and Singer railway stations mean Glasgow City Centre is less than 20 minutes away. There are also numerous bus services for commuters. The A82, Great Western Road and Erskine Bridge can be easily accessed by road.

**EPC: Band D**

**Property Ref: C1722**



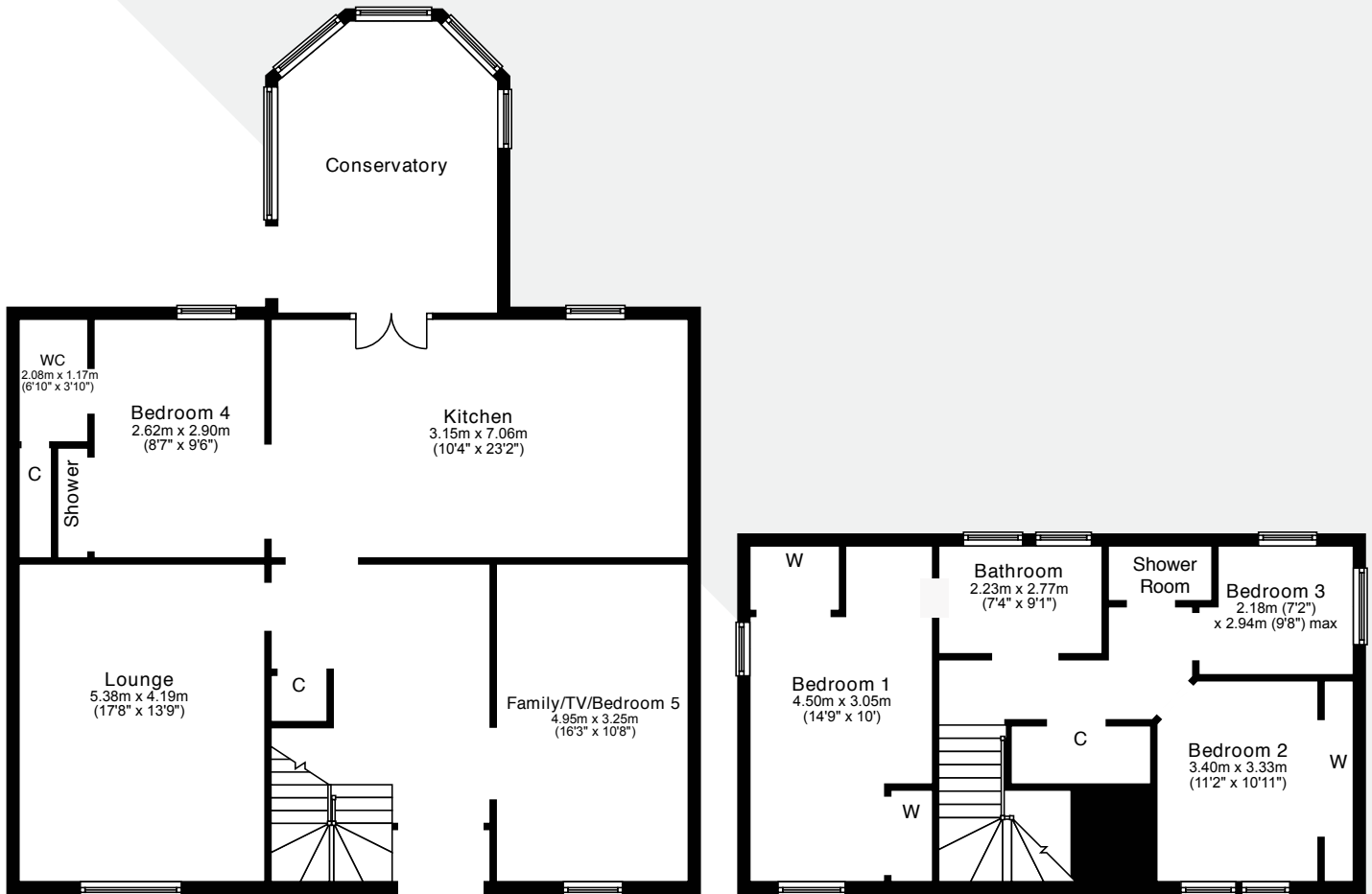












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