EVE PROPERTY







- Rarely available detached three-bedroom cottage
- Former Gatehouse to the historic Methlan Park
- Set within private, mature garden grounds

38 Clydeshore Road, Dumbarton, West Dunbartonshire, G82 4AY

EVE Property are delighted to bring to the market this truly unique and rarely available three-bedroom detached cottage, set within its own private grounds in one of Dumbarton's most sought-after addresses, within the highly regarded Kirktonhill Conservation Area and just moments from the beautiful Levengrove Park.







Property Description

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Formerly the Gatehouse to Methlan Park, this charming blonde sandstone property offers a wonderful blend of character, charm and modern-day living. Beautifully presented throughout and offered in true walk-in condition, this is a special home that is sure to appeal to a wide range of purchasers. Early viewing is strongly recommended to fully appreciate everything this exceptional property has to offer.

The property is approached via a sweeping driveway, providing ample parking and leading to a detached garage. Its attractive blonde sandstone exterior creates an impressive first impression, while the surrounding mature gardens offer a wonderful sense of privacy and tranquillity.

Internally, the accommodation begins with a spacious and welcoming reception hallway, providing access to the principal apartments. The beautifully presented bay-windowed lounge is a particularly inviting space, featuring a charming log-burning stove which creates a cosy focal point.

The stunning dining kitchen offers an excellent range of floor-standing and wall-mounted units, providing generous storage and preparation space, together with ample room for dining and entertaining. A separate utility room adds further practicality and convenience.













There are three generously proportioned bedrooms, with the principal bedroom benefiting from its own en-suite shower room. Two of the bedrooms further benefit from integrated hanging and storage facilities. Completing the accommodation is a contemporary main shower room, fitted with WC, wash hand basin and shower enclosure.

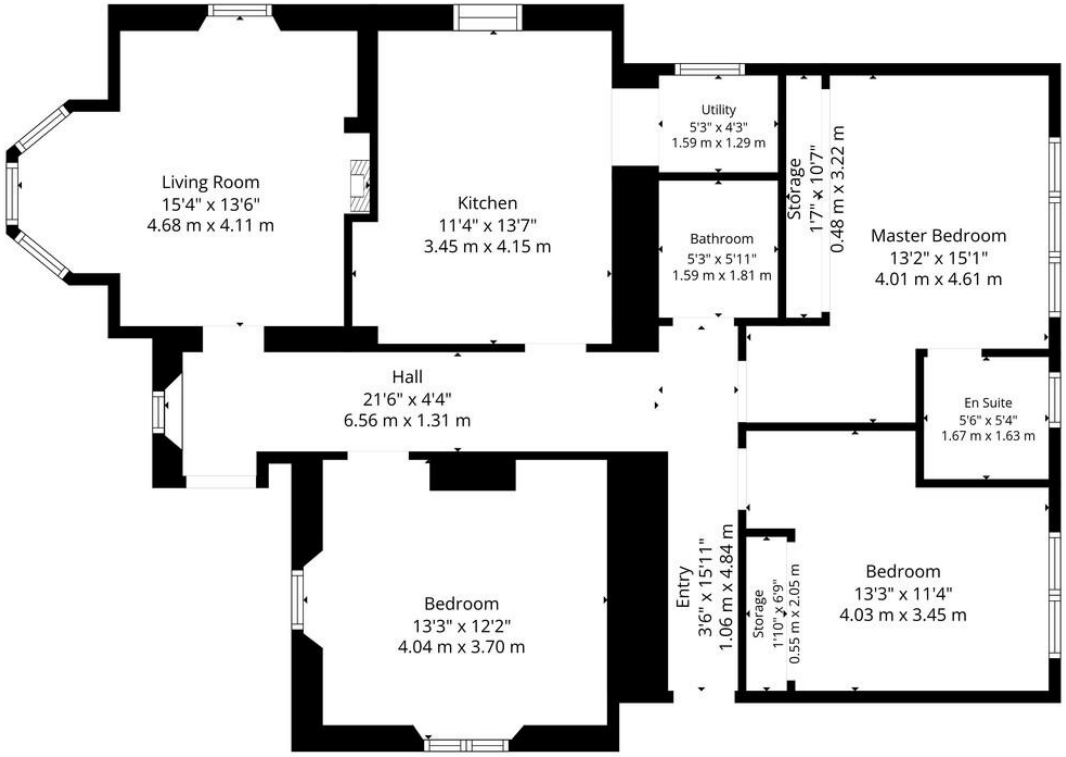
Externally, the property sits within beautiful, established garden grounds, featuring an expansive lawn, mature trees, attractive planting and established shrubbery. The gardens are enclosed by boundary walling, creating a delightful and private outdoor setting.

Further benefits include tasteful décor throughout, complemented by quality flooring and carpeting, double glazing and central heating.

The property enjoys a peaceful position within the prestigious and highly regarded Kirktonhill Conservation Area, ideally situated to the south-west of Dumbarton town centre. Levengrove Park is just a short stroll away, offering beautiful open green spaces, mature parkland and scenic riverside walks where the River Leven meets the Clyde Estuary.

The location combines the charm and tranquillity of an established residential setting with convenient access to Dumbarton's town centre, local amenities and transport links.

A truly special home, rich in character and history, offering a rare opportunity to acquire a beautifully maintained detached cottage in one of Dumbarton's most desirable locations. Viewing is an absolute must!



TOTAL: 1027 sq. ft, 95 m2
1st floor: 1027 sq. ft, 95 m2
EXCLUDED AREAS: STORAGE: 30 sq. ft, 3 m2, UTILITY: 22 sq. ft, 2 m2, WALLS: 101 sq. ft, 9 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements