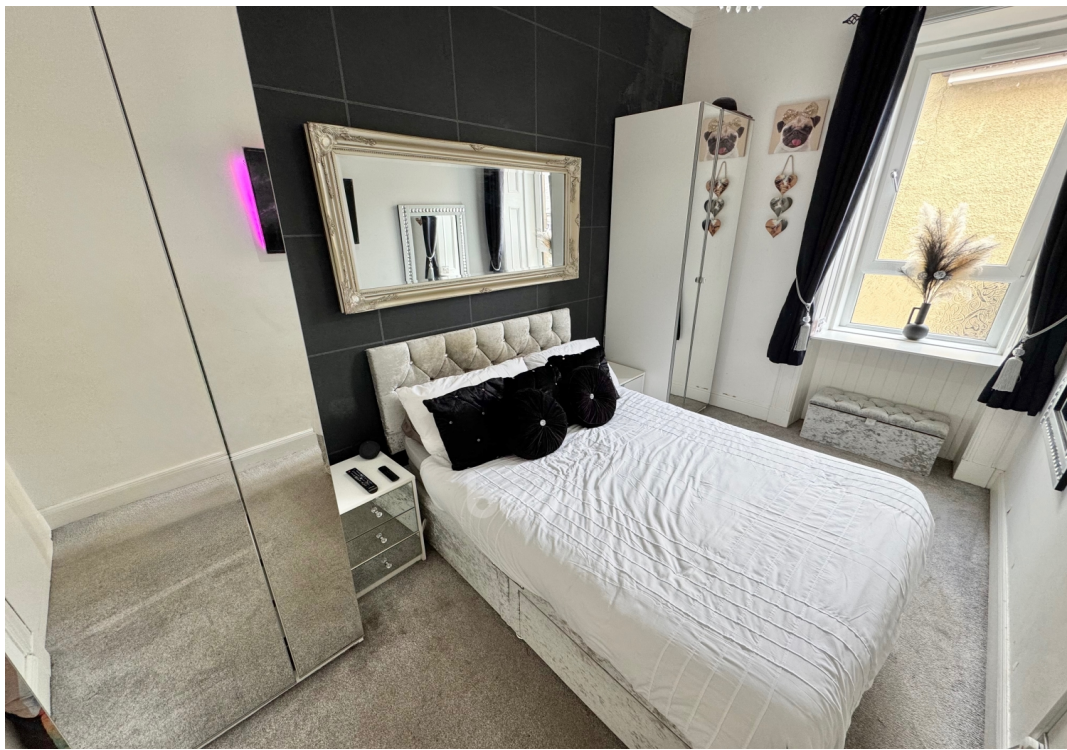




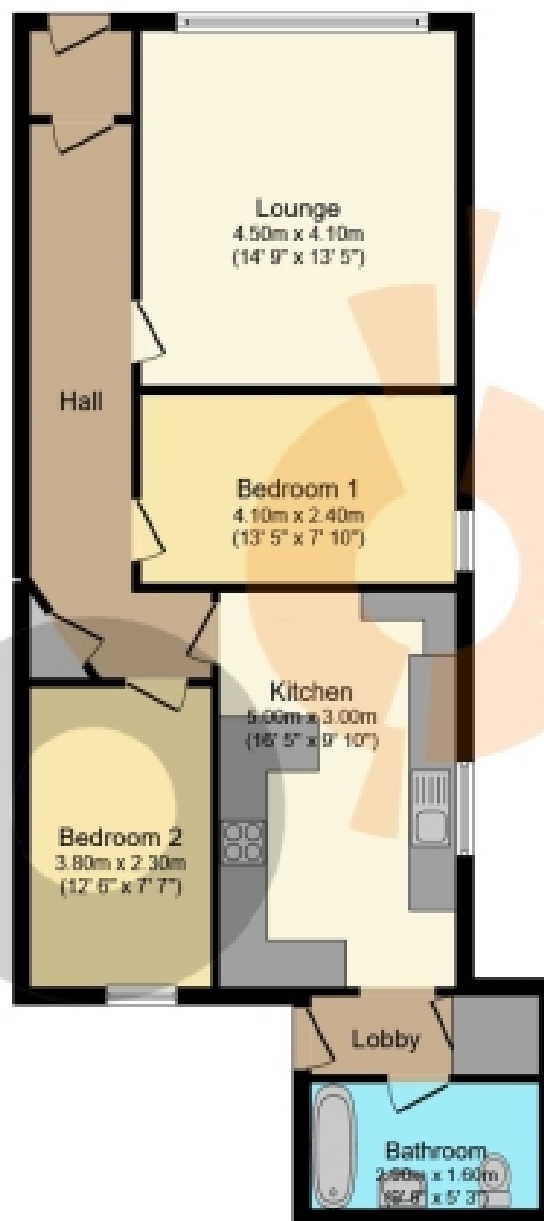
**Maryfield House, Ludovic Square, Johnstone**

**Offers Over £149,995**









Total floor area: 73.4 sq.m. (790 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## THE PROPERTY

**\*CHARMING SANDSTONE LOWER QUARTER VILLA \* PERIOD FEATURES & IMPRESSIVE DIMENSIONS THROUGHOUT \* CONTEMPORARY KITCHEN & BATHROOM \* PRIVATE SOCIABLE PATIO AREA \*** Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report. Welcome to No.1/1 Maryfield House, located on Ludovic Square in the ever-popular Johnstone locale. This charming sandstone quarter villa is full of character with its impressive dimensions, soaring heights and maintained period features.

Entering the property via an extensive gravel driveway, lined with stoned wall, mature shrubbery and manicured lawn section. You're welcomed into No. 1/1 through a warming reception hallway that leads into the family lounge in the first instance. The lounge boasts impressive dimension and height, complimented with stylish décor and beautifully maintained period features for a tasteful blend of modern living and classic charm.

The contemporary kitchen is fitted with white base and overhead cabinetry paired with butcher block countertops, creating a chic and efficient workspace. It features quality integrated appliances, including an induction hob and oven, with ample space for freestanding appliances. A charming breakfasting bar offers a casual spot for a morning coffee, while a cozy dining nook provides a more intimate setting.

Within the apartment are two generously proportioned bedrooms. Completing the home internally is a pristine, modern bathroom comprising of bath with overhead shower, W.C. and wash hand basin.

To the rear is a well-maintained garden with both private and communal sections. Flat 1/1 has its own private sociable patio area providing the perfect spot to enjoy during the summer months. There is also a manicured communal drying green.

The property further benefits from gas central heating and double glazing throughout.

Ideally located just short distance to Johnstone town centre which offers a great selection of local amenities including shops, eateries supermarkets and transport services. Bus and rail links give regular access throughout the area into Glasgow and further afield. The M8 motorway network is within a few miles and provides additional links to Glasgow Airport, Braehead Shopping Centre and Glasgow City Centre.

For detailed information on the great local primary and secondary schools within walking distance and independent schooling, please use The Property Boom's school catchment and performance tool on our website.

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