

Flat 1/2 Maryfield Ludovic Square

JOHNSTONE, RENFREWSHIRE, PA5 8EE



*STUNNING ONE-BEDROOM FIRST-FLOOR FLAT
PRESENTED IN TRUE WALK-IN CONDITION*



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McEwan Fraser Legal is delighted to present Flat 1/2 Maryfield, a beautifully finished one-bedroom first-floor flat. Offered to the market in excellent condition, this charming home blends traditional character with modern upgrades, including a stylish kitchen and bathroom and a generous double bedroom. The property will appeal to first-time buyers, professionals and downsizers alike.

Access to the property is a real feature, with a unique turret staircase leading to the entrance. Internally, you are welcomed into a bright hallway which connects all rooms. The layout is well balanced, with the lounge positioned to the rear overlooking the front garden and has a beautiful view of Ludovic Square. The bedroom to the right, and the kitchen and bathroom are centrally located.

The lounge is a warm and inviting space, enhanced by a large window that floods the room with natural light. Neutral décor creates a calm and contemporary feel, while a panelled ceiling adds character and style. An electric fireplace provides a focal point, completing the space.

The Property





The kitchen is generously sized and offers space for dining, making it ideal for both everyday living and entertaining. It is laid out in an L-shape and fitted with modern units, integrated appliances, a gas cooker and hood, along with new flooring and ample worktop space.



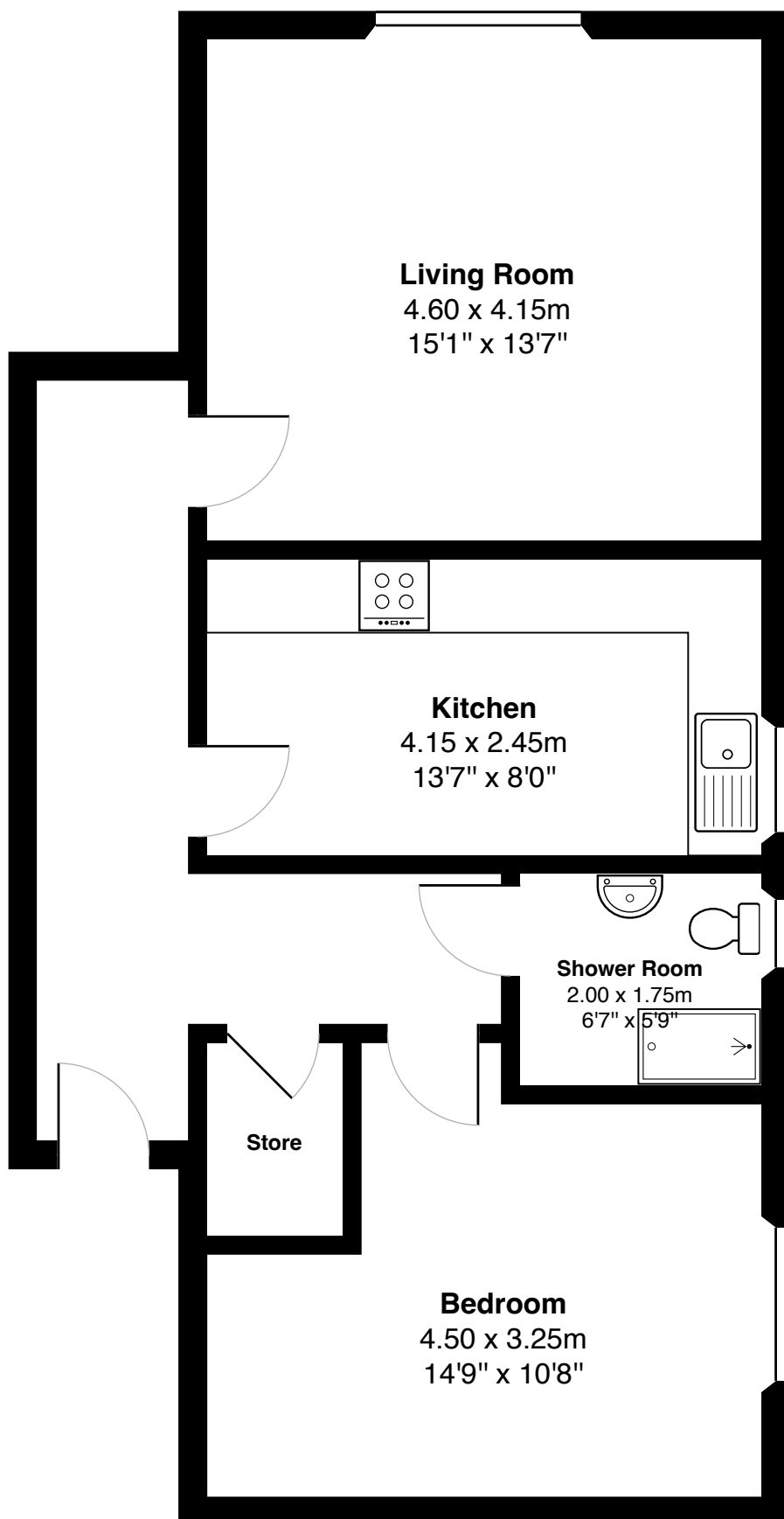


The bedroom is well proportioned and tastefully finished, offering excellent space for freestanding furniture, including a large wardrobe. The bathroom is finished with stylish tiling and includes a quadrant shower, basin, WC and heated towel rail.









Gross internal floor area (m²): 59m²

EPC Rating: C



Externally, the property benefits from a well-maintained communal rear garden, along with on-street parking to the front. Further benefits include double glazing throughout and early viewing is highly recommended.



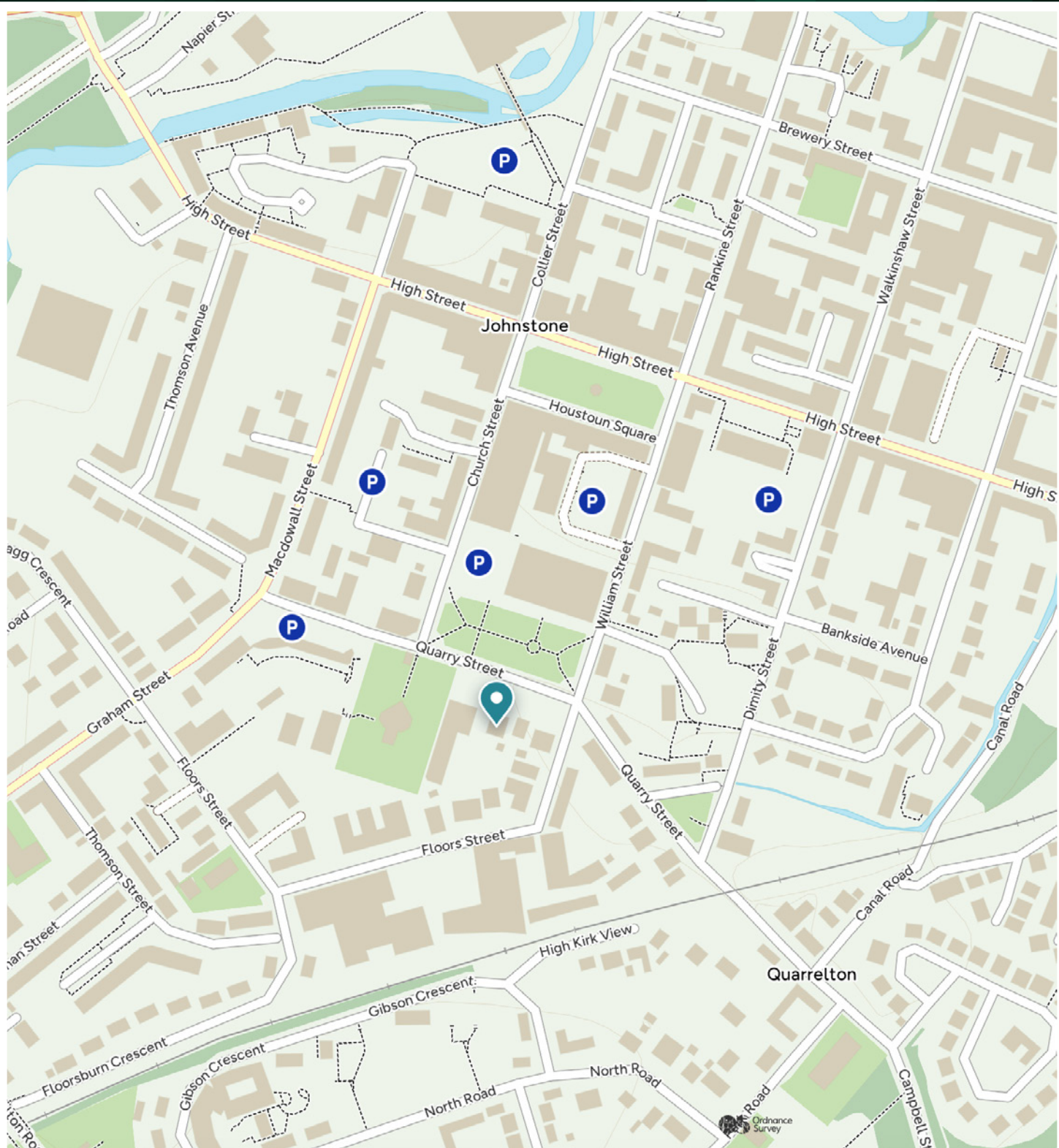




The property is located within the historic Ludovic Square, one of Johnstone's most attractive residential settings, known for its impressive sandstone architecture and mature surroundings. Dating back to the late 18th century, the area forms part of the town's original planned layout and retains a strong sense of character. Johnstone offers a range of local amenities including shops, supermarkets, cafés and leisure facilities, along with excellent transport links.

Regular bus and rail services provide easy access to Glasgow, Paisley and surrounding areas, while the nearby road network ensures convenient travel further afield. This is a truly special home combining traditional charm with modern living, all within a highly desirable and well connected location.

The Location



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THE SUNDAY TIMES
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Text and description
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Surveyor



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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