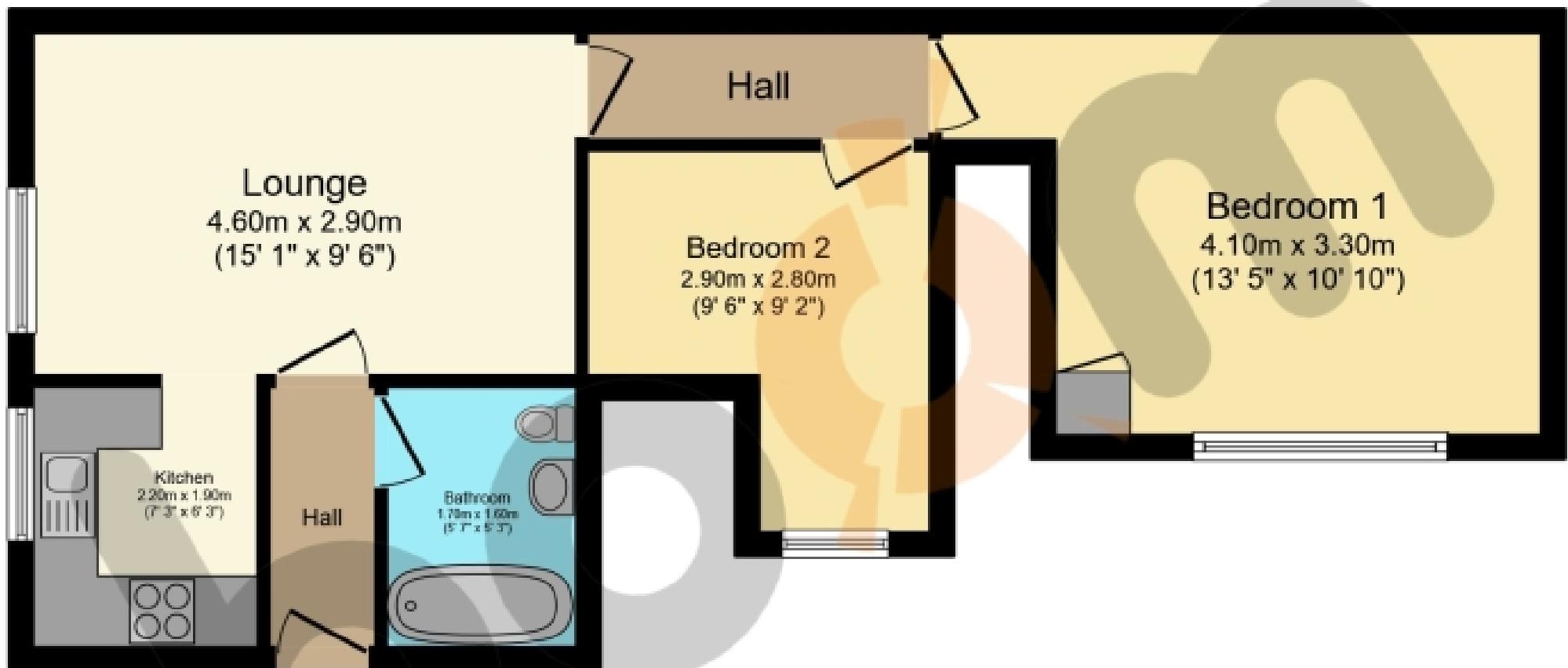




**1 Mayfield, North Street, Houston**

**Offers Over £159,995**





Total floor area: 49.5 sq.m. (533 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

No.1 Mayfield, North Street is a stunning ground floor apartment situated in the highly sought-after Houston locale. This fabulous home is a stone's throw from local amenities and eateries as well as being within the Gryffe High School catchment area.

No stone has been left unturned with the immaculate presentation of this home; you're welcomed in through a bright and inviting reception hallway leading to the lounge in the first instance. The fabulous open plan living space has been freshly decorated in neutral tones, with oak effect flooring flowing seamlessly from the living space and into the kitchen. The modern kitchen features white base and wall-mounted cabinetry with contrasting marble effect countertops, providing an element of sophistication and function to the space.

Within No. 1 are two large bedrooms, both boasting generous dimensions with Bedroom One holding in-built storage. The contemporary bathroom has been recently replaced with chic marble effect accents. It features a W.C., a wash hand basin with vanity storage and a bath with overhead shower.

To the back of the property is an extensive communal garden with a summer house, large drying green and patio area.

This property further gains from double glazing and gas central heating throughout.

The ideal location means that this property is within the catchment area for the highly sought-after Houston Primary School, St. Fillans Primary and Gryffe High School. The village boasts fabulous amenities, including local shops, a doctor's surgery, and a dental practice. Leisure facilities include a bowling club and a tennis and squash club. There are two golf clubs in the neighbouring town of Bridge of Weir, and Ingliston Equestrian Centre is less than a twenty-minute drive.

Bus links, a short walk away, 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, Glasgow City Centre as well as the Clyde Coast.

Viewing by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale. Thank you.

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