

FOR SALE

**22 MAYFIELD AVENUE,
STRANRAER, DG9 0HG**



We are pleased to offer a well-presented, detached family villa, providing spacious family accommodation over two floors. In excellent condition throughout, this first-class family home has many fine features to appreciate including a splendid kitchen, modern shower room, ground floor WC, tasteful décor throughout, uPVC double glazing and gas fired central heating. It is situated within a popular and much sought after private residential development and is set within its own mature garden grounds with views over open farmland to the rear.

**PORCH, HALLWAY, LOUNGE, DINING ROOM,
KITCHEN, WC, SHOWER ROOM,
3 BEDROOMS, GARAGE, GARDEN**

PRICE: Offers over £195,000 are invited



Property Agents

Free pre – sale valuation

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Proven Sales record

Introducers for
Independent Financial
& Mortgage Advice

Charlotte Street
Stranraer
DG9 7ED

Tel: 01776 706147
Fax: 01776 706890

www.swpc.co.uk



DESCRIPTION:

Located within a most popular and much sought after west end residential development, this is an excellent detached villa which provides most comfortable and well-proportioned family accommodation over two floors. The property, which has undergone a programme of modernisation in the past, is of traditional construction under a tiled roof and finished in fyfestone / render. It benefits from a splendid kitchen, modern shower room, ground floor WC, tasteful décor, uPVC double glazing and gas fired central heating.

It is situated adjacent to a range of other private residences of varying style and is set within its own area of mature garden ground. There is a view over private residences to the front with the view to the rear being over garden ground to open farmland beyond.

Local amenities within the west end include general store and Sheuchan Primary School while all major amenities including supermarkets, healthcare, indoor leisure pool complex and secondary school are all located in and around the town centre approximately one mile distant.

WC:

Comprising a WHB and WC in white. Heated towel rail.



LOUNGE:

A well-proportioned lounge with a full depth window to front overlooking the front garden. There is a new polished stone fire surround and hearth housing an electric fire. Two CH radiators and TV point.



ENTRANCE PORCH:

The property is accessed by way of an uPVC storm door with side panel. Glazed interior door to the hallway.

HALLWAY:

The hallway provides access to all of the ground floor accommodation. Understairs cupboard housing the electric meter and fuseboard. CH radiator.



DINING ROOM:

A further reception room to the rear. CH radiator.



LANDING:

The landing provides access to the bedroom accommodation and to the bathroom. Built-in storage cupboard, CH radiator and access to the loft.



KITCHEN:

The kitchen is fitted with a full range of floor and wall mounted units with ample granite style worktops incorporating a stainless-steel sink with mixer. There is a four-ring gas hob, extractor hood and built-in oven. Plumbing for a dishwasher.



SHOWER ROOM:

The shower room is fitted with a WHB, WC and wet-room shower cubicle with a waist height shower screen. Vinyl wall panelling and CH radiator.



BEDROOM 1:

A bedroom to the front with built-in wardrobe, CH radiator and TV point.



[Further bedroom 1 image](#)



GARAGE:

An integral garage with plumbing for an automatic washing machine, up & over door to the front, rear service door and built-in cupboard. The garage has a new roof.

GARDEN:

The property is set within its own area of mature garden ground. The front has been mainly laid out to lawn with flower borders. There is a driveway leading to the garage. The secluded rear garden is comprised of a lawn, paved patio, raised decking and gravel border.

BEDROOM 2:

A bedroom to the rear with built-in wardrobe, CH radiator and TV point.

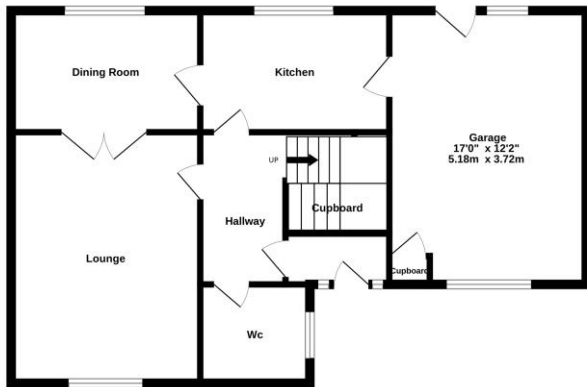
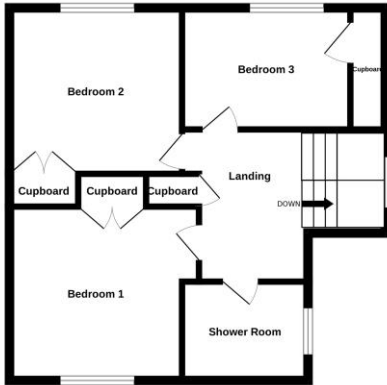


BEDROOM 3:

A further bedroom to the rear with built-in cupboard and CH radiator.



1st Floor



Ground Floor

Measurements are approximate. Not to scale. Illustrative purposes only.
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ENTRY: Negotiable

VIEWING: By appt with S.W.P.C.

DETAILS PREPARED: 23/05/2024

COUNCIL TAX: Band 'E'

GENERAL:

All carpets, blinds and integrated kitchen appliances are included in the sale price.

SERVICES:

Mains electricity, water, gas and drainage. EPC = D

OFFERS:

All offers for the above property should be made in writing to
South West Property Centre Ltd, Charlotte Street,
Stranraer, DG9 7ED.
Telephone (01776) 706147 Fax: (01776) 706890

www.swpc.co.uk

Although prepared with care and believed to be correct, these particulars are not guaranteed and will not form part of any contract. Purchasers should satisfy themselves as to all points. Where dimensions are quoted, they are approximate only. Heritable systems and appliances are untested and sold as seen and no warranty is given. Prospective purchasers should make their own investigations and enquiries.

The photographs used are for the purpose of illustration and may demonstrate only the surroundings. They are not, therefore, to be taken as an accurate indication of the extent of the property. Also, it should not be assumed that the photographs are taken from within the boundaries of the property, or show what is included in the sale.