

FOR SALE

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



An opportunity arises to acquire a detached bungalow which provides well-proportioned and comfortable accommodation over one floor. In good condition throughout, the property benefits from a new roof (fitted 2020), oak design kitchen, gas fired central heating (new boiler installed 2022) and uPVC double glazing. There is scope for some general modernisation. It is situated within a popular and much sought after west end residential development. Set within its own mature garden grounds with views over farmland to the rear.

**PORCH, HALLWAY, LOUNGE, 'DINING' KITCHEN,
UTILITY ROOM, BATHROOM,
3 BEDROOMS, GARAGE, GARDEN**

Price: Offers over £175,000 are invited



Property Agents

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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 a detached bungalow which provides most comfortable and well-proportioned accommodation over one level.

The property is of traditional construction under a retiled roof (fitted 2020) and finished in fyfestone / render and benefits from uPVC double glazing, gas fired central heating (new boiler installed 2022) and oak design kitchen. There is scope for some general modernisation within.

It is situated adjacent to a range of private residences of varying style and is set within its own mature area of garden grounds. There is a pleasant view to the rear over garden ground to 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.

LOUNGE:

This is a spacious main lounge to the rear of the property. There is a tiled fire surround and hearth housing an open fire. New carpet, CH radiators and TV point.



ENTRANCE PORCH:

Double storm doors provide access to the entrance porch. Glazed interior door to the hallway.

HALLWAY:

The hallway provides access to almost all of the accommodation. There are two built-in cupboards, CH radiator and access to the attic.



'DINING' KITCHEN:

The kitchen has been fitted with a range of oak design floor and wall mounted units in oak with granite style worktops incorporating a stainless-steel sink unit with mixer. There is a ceramic hob, extractor hood, and built-in oven. CH radiator.



[Further kitchen image](#)



UTILITY ROOM:

A spacious utility room with plumbing for an automatic washing machine.

BATHROOM:

The bathroom is fitted with a WHB, WC and bath. There is a shower in place over the bath. CH radiator.



BEDROOM 1:

A bedroom to the front with two built-in double wardrobes and CH radiator.



BEDROOM 2:

A bedroom to the front with CH radiator.



BEDROOM 3:

A further bedroom to the front with radiator.



GARAGE:

An integral garage with an up & over door to the front and internal door to the utility room. Power & light.

GARDEN:

The property is set within its own area of mature garden ground. The front has mainly been laid out to lawn with shrub borders. The enclosed rear garden is comprised of further lawns, gravel pathways and flower borders. There is a wooden garden shed.





ENTRY: Negotiable

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

DETAILS PREPARED: 07/06/2024

COUNCIL TAX: Band 'E'

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.

Tel: (01776) 706147

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.