



24 Mayfield Avenue, Stranraer

Stranraer, DG9 0HG

PRICE: Offers Over £210,000 are invited

24 Mayfield Avenue

Stranraer, Stranraer

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.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Most popular residential location
- Outlook to the rear over farmland
- Spacious family accommodation laid out over two levels
- Splendid conservatory to the rear
- 'Dining' Kitchen
- Shower rooms on both levels
- Gas central heating
- Double glazing
- Generous garden grounds
- Off-road parking



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Stranraer, Stranraer

Located in a most sought-after residential locale, this 4 bedroom detached house offers a blend of modern comfort, boasting an outlook over picturesque farmland to the rear.

Step inside to discover a spacious family home thoughtfully laid out over two levels, providing ample room for comfortable living.

Of traditional construction under a tile and felt roof the property benefits from a splendid conservatory to the rear, 'dining' kitchen, shower rooms on both levels, flexible accommodation, gas fired central heating and uPVC double glazing.

Outside, generous garden grounds offer a perfect space for keen gardeners and present a perfect for outdoor entertaining. There is the added benefit of off-road parking.

Perfectly positioned to enjoy the serenity of countryside views to the rear while remaining within easy reach of local amenities and transport links, this home presents a unique opportunity to experience the best of both worlds.



Hallway

The property is accessed by way of a uPVC storm door with side panel. Under-stairs cupboard and CH radiator.

Lounge

A main lounge to the front with a CH radiator and TV point.

Dining Room

A further reception room to the rear overlooking garden ground to farmland beyond. Storage cupboard and CH radiator.

Conservatory

A delightful conservatory to the rear overlooking garden ground to farmland beyond. French doors leading to a paved patio.

'Dining' Kitchen

The kitchen is fitted with a range of shaker design floor and wall-mounted units with granite-style worktops incorporating a stainless-steel sink with mixer. There is gas hob, extractor hood, built-in double oven and plumbing for a dishwasher. Spotlight rails and CH radiator.

Utility Room

A spacious utility room with a floor unit incorporating a stainless steel sink and plumbing for an automatic washing machine. The gas-fired central heating boiler is located here. Patio doors to the front. CH radiator.

Shower Room

A ground-floor shower room comprising a WHB, WC and corner shower cubicle with a mains shower. Heated towel rail.



Bedroom 1

A ground-floor bedroom with a built-in wardrobe and CH radiator.

Bedroom 2

A first-floor bedroom with built-in wardrobes, eaves storage, wall light and CH radiator.

Bedroom 3

A further first-floor bedroom with a view over garden ground to farmland beyond. Built-in wardrobe and CH radiator.

Study / Bedroom 4

A study with Velux window to the front which could be used as a 4th bedroom, if required.

Shower Room

The first-floor shower room is fitted with WHB, WC and corner shower tray with a shower curtain and an electric shower.

Garden

The property is set amidst its own generous area of garden grounds. The front has been laid out to lawn with mature shrub borders. There is a monobloc driveway leading to the integral garage. The rear garden is comprised of paved patios, garden pond, extensive lawns, flower borders and mature shrubs & trees. There is a wooden summerhouse.

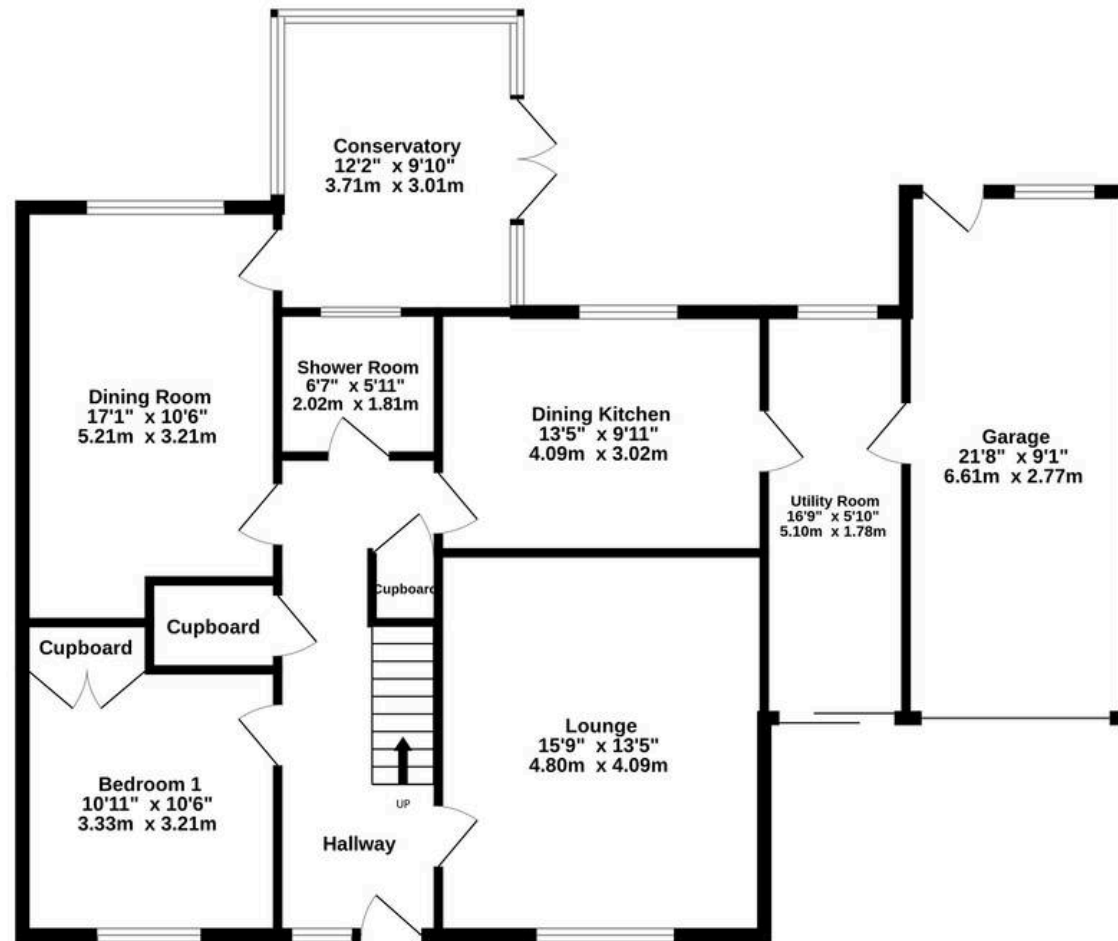
GARAGE

Single Garage

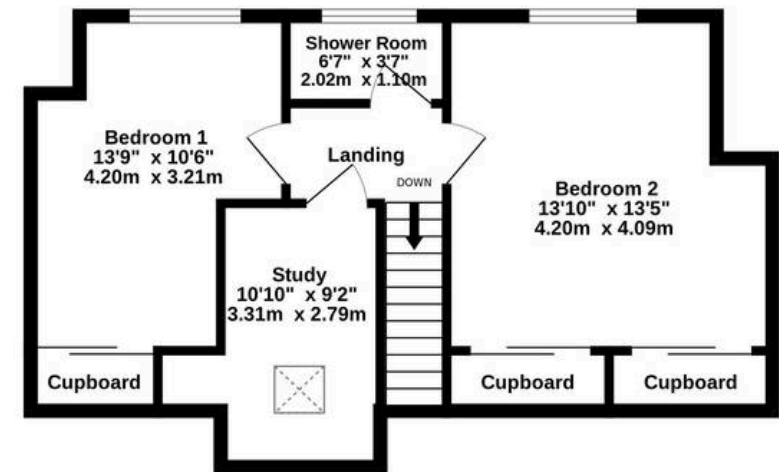
There is an integral garage with an electric door to the front, rear service door to the garden, power and light.



Ground Floor
1245 sq.ft. (115.6 sq.m.) approx.



1st Floor
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA : 1737 sq.ft. (161.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Conditions of Sale We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of sale. All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary. The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract. If we can be of further assistance please do not hesitate to contact us. Pre-sale Appraisal If you are considering moving we would be delighted to carry out a pre-sale appraisal of your existing property. Terms and conditions apply. For full details contact one of our branches.





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Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our integrated providers will carry out the necessary checks. Failure to provide required identification may result in an offer not being considered.