



30 Mayfield Avenue, Stranraer

DG9 0HG

PRICE: Offers Over £210,000 are invited

30 Mayfield Avenue

Stranraer, Stranraer

Local amenities within the west end include a 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: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Located within popular residential area
- Well-proportioned, detached family villa
- Spacious accommodation over two levels
- Beech design kitchen
- Ground floor WC
- Well-appointed bathroom
- Gas central heating and uPVC double glazing
- Generous area of landscaped garden ground
- Off-road parking



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Stranraer, Stranraer

Situated within a popular and sought-after residential area, this impressive three-bedroom detached villa offers a harmonious blend of space, comfort, and practicality, perfectly suited for modern family living. The well-proportioned accommodation is arranged over two generous levels, creating a welcoming and versatile home environment.

Of traditional construction under a tile roof, the property benefits from a beech design kitchen, well-appointed bathroom, convenient ground floor WC, gas central heating and uPVC double glazing. With its inviting atmosphere and well-designed layout, this property is a rare opportunity to secure a detached family home in a prime location.

The property is set amidst its own generous area of fully landscaped garden grounds, offering a tranquil and private outdoor retreat. The front garden is mainly laid to lawn, presenting an attractive approach, while a paved driveway leads to the integral garage, providing convenient off-road parking. To the rear, the garden unfolds into a delightful combination of composite decking, a paved patio, and further lawn, bordered by mature shrubs and flower beds. Additional features include a greenhouse and a large wooden shed, providing ample storage for outdoor equipment.



Entrance Porch

The property is accessed by way of a uPVC double glazed sun porch. Tiled flooring and glazed interior door to the hallway.

Hallway

The hallway provides access to the ground floor accommodation and the staircase to the first floor. There is a built-in storage cupboard and a CH radiator.

Lounge

A main lounge with a picture window to the front and featuring a marble fire surround and hearth housing a living flame gas fire. Wall lights, a CH radiator and a TV point.

Dining Room

A further reception room to the rear with French doors leading to composite decking with a glass balustrade. Built-in shelving and a CH radiator.

Kitchen

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

WC

Fitted with a WHB and a WC. Vinyl wall panelling and a CH radiator.

Landing

The landing provides access to the bedrooms and the bathroom. There is a built-in cupboard and a CH radiator.

Bathroom

The fully tiled bathroom is fitted with a WHB, WC and a corner whirlpool bath. There is a separate shower cubicle with an electric shower. CH radiator.



Bedroom 1

A bedroom to the rear with a built-in wardrobe and a CH radiator.

Bedroom 2

A bedroom to the front with a built-in wardrobe and a CH radiator.

Bedroom 3

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

Garden

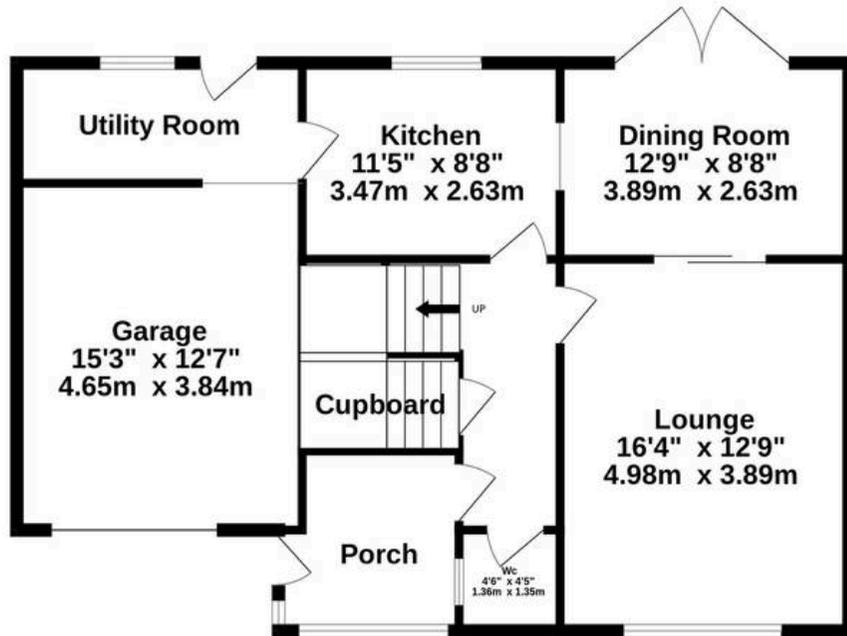
The property is set amidst its own generous area of fully landscaped garden grounds. The front has mainly been laid out to lawn with a paved driveway leading to the garage. The rear is laid out in a combination of a composite deck, paved patio and further lawn with mature shrub and flower borders. There is a greenhouse and a large wooden shed.

OFF STREET

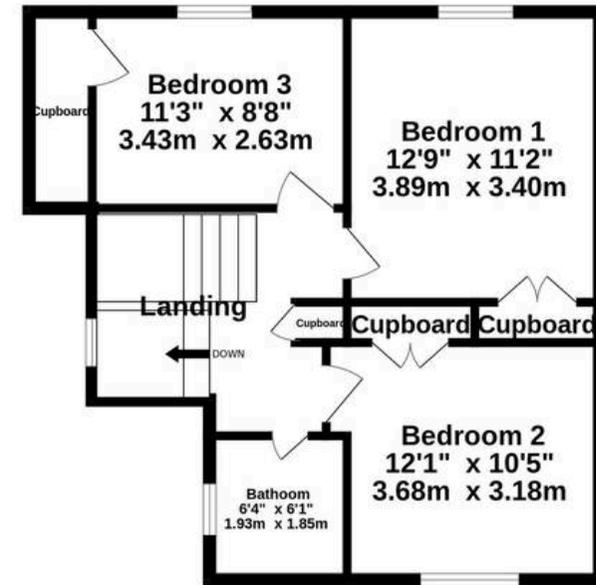
DRIVEWAY



Ground Floor



1st Floor



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.