

SWPC
south west property centre

4 Millfield Avenue, Stranraer

Stranraer

PRICE REDUCTION: Offers Over - £165,000

4 Millfield Avenue

Stranraer

Local amenities include general stores, Sheuchan Primary School, Agnew Park and Loch Ryan shore. All major amenities are located in and around the town centre, approximately one mile distant, and include supermarkets, healthcare, an indoor leisure pool complex and a secondary school.
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

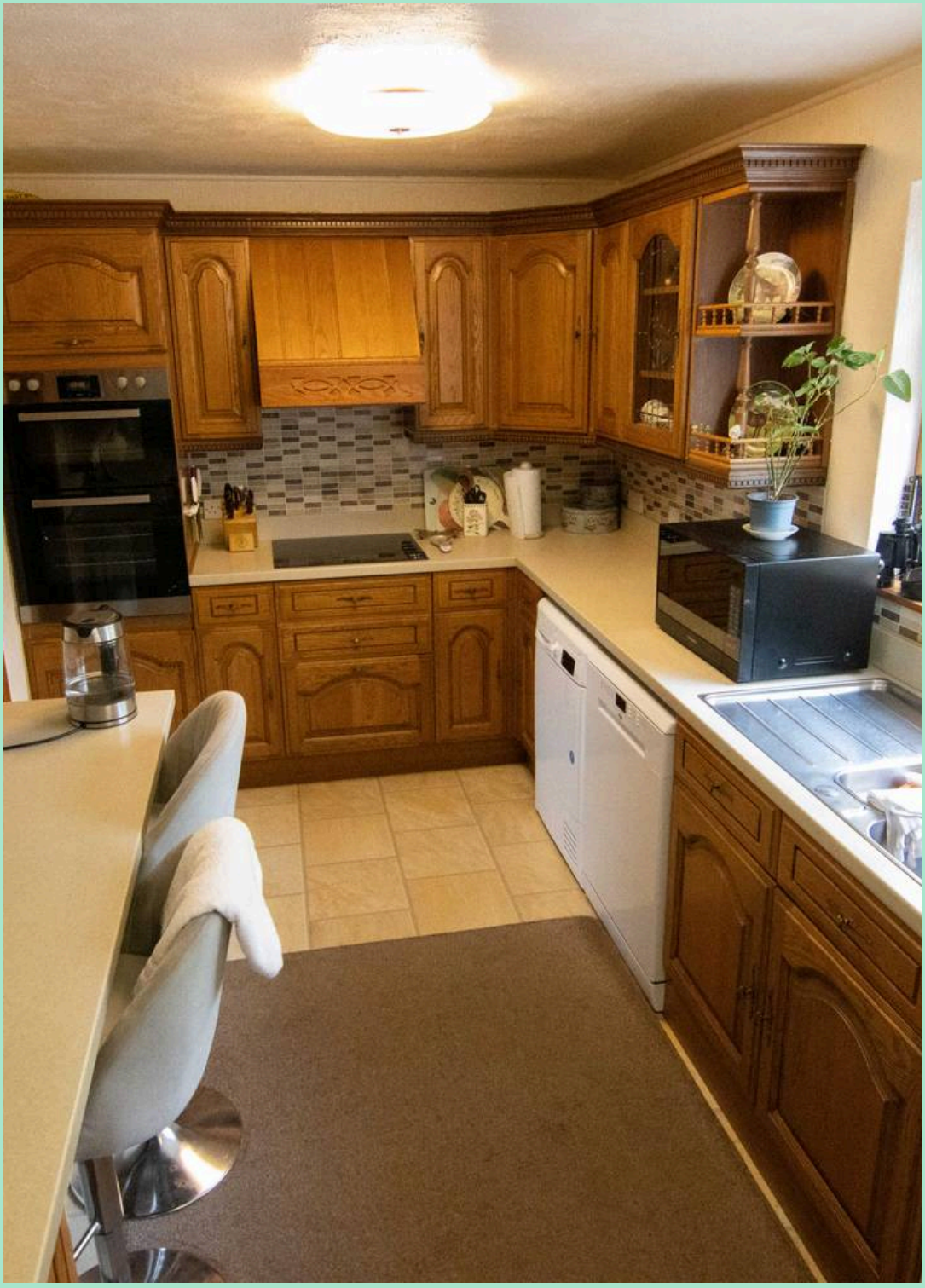
- Located within a popular residential area
- Only a short walk from Loch Ryan shore and Sheuchan Primary School
- Well-proportioned family accommodation over two levels
- Medium oak kitchen
- Delightful bathroom
- Attractive internal woodwork
- Gas central heating and uPVC double glazing
- Easily maintained garden ground
- Detached garage
- Off-road parking



Located within a sought-after residential area, this three-bedroom semi-detached house offers well-proportioned family accommodation arranged over two inviting levels. Ideally positioned just a short stroll from the picturesque shoreline of Loch Ryan and Sheuchan Primary School, the property presents a harmonious blend of comfort and practicality. Step inside to discover a welcoming interior, where attractive internal woodwork and a medium oak kitchen set a refined tone. The kitchen, thoughtfully designed for both style and function, serves as the heart of the home, while the delightful bathroom delivers a touch of everyday luxury. Modern conveniences such as gas central heating and uPVC double glazing ensure year-round comfort. Each room is generously sized, providing ample space for family living and entertaining. The integral features of the home are complemented by the practical addition of off-road parking and a detached garage, offering both convenience and peace of mind.

The property is set within its own easily maintained garden ground, creating a tranquil outdoor retreat. The front garden is presented with a mature shrub border that frames the entrance, while a monobloc driveway provides ample off-road parking for residents and guests alike. To the rear, the enclosed garden is thoughtfully landscaped, featuring a paved patio ideal for alfresco dining, a gravel border, mature shrubs, and a garden pond. Two wooden garden sheds offer valuable storage solutions for gardening equipment or outdoor hobbies. The detached garage, situated to the side of the property, is equipped with an up-and-over door to the front, a convenient side service door, power, and lighting, making it suitable for secure parking or as a versatile workshop space.

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Hallway
The hallway provides access to almost all of the ground floor accommodation and the staircase to the first floor. Built-in storage cupboard and a CH radiator.

Lounge
A spacious double-aspect main lounge featuring a marble fire surround housing an electric fire. There are sliding patio doors leading to the rear garden. CH radiator and a TV point.

Dining Room
A further reception room to the front. Large built-in cupboard, laminate flooring and a CH radiator.

Kitchen
The kitchen is fitted with a full range of oak floor and wall-mounted units with ample cream worktops, incorporating a stainless steel sink with a mixer tap. There is a ceramic hob, extractor hood, built-in double oven, plumbing for a dishwasher and plumbing for an automatic washing machine. CH radiator.

Landing
The landing provides access to the bedrooms and the family bathroom. Built-in storage cupboard.

Bathroom
The tiled bathroom is fitted with a WHB, WC and a bath. There is a separate multi-head shower cubicle. Heated towel rail.

Bedroom 1
A spacious master bedroom to the front with a built-in wardrobe and a CH radiator.

Bedroom 2
A bedroom to the rear with a built-in wardrobe, a CH radiator and a TV point.

Bedroom 3
A further bedroom to the front, currently used as a home office.







GARDEN

The property is set within its own easily maintained garden ground. The front is comprised of a mature shrub border and a monobloc driveway. The enclosed rear garden has been laid out with a paved patio, gravel border, mature shrub border and a garden pond. There are two wooden garden sheds.

GARAGE

Single Garage

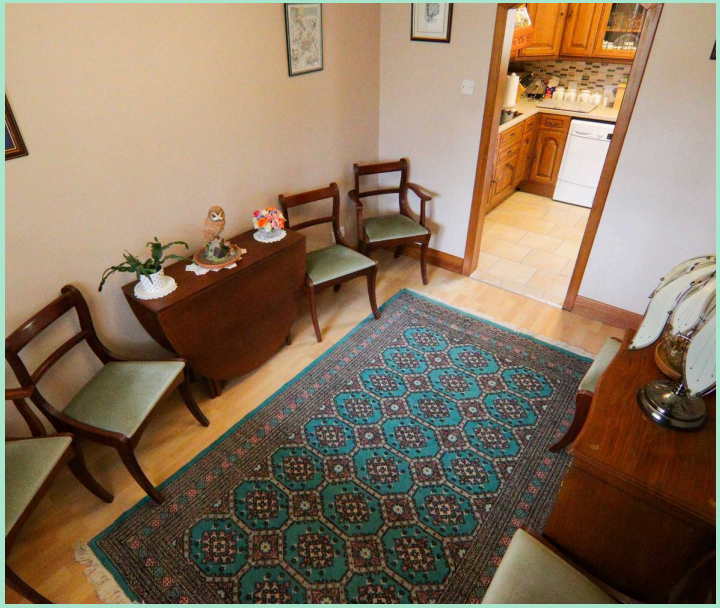
A detached garage to the side with an up & over door to the front, a side service door, power and light.

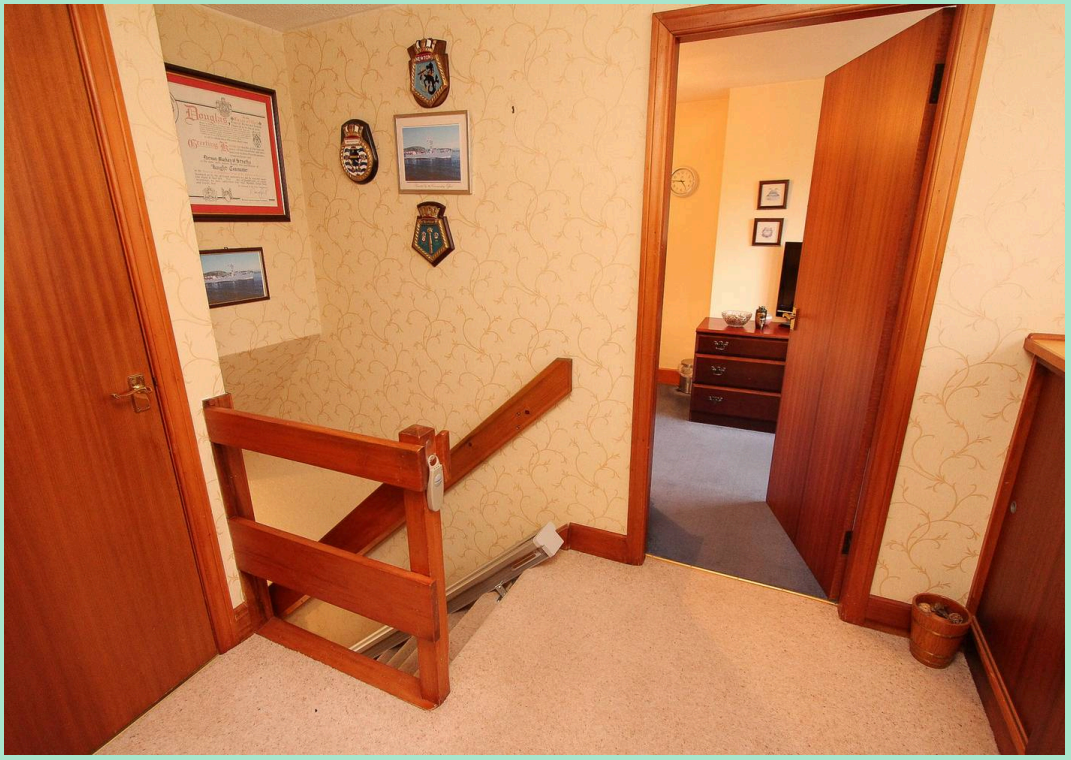
OFF STREET

DRIVEWAY









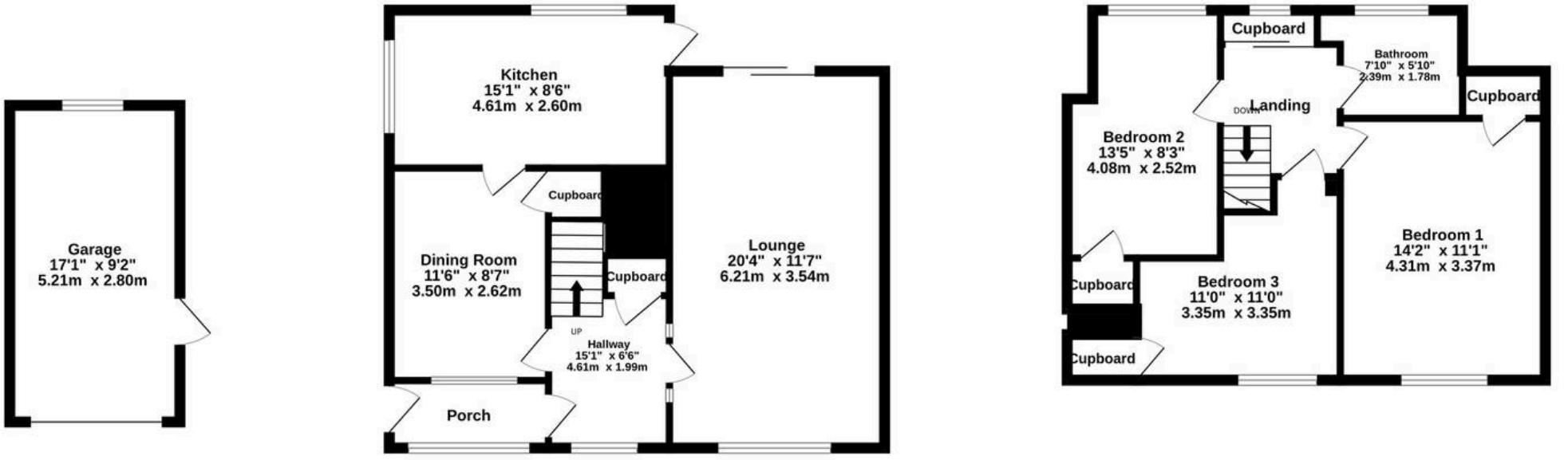






Ground Floor

1st Floor



Measurements are approximate. Not to scale. Illustrative purposes only
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The Property Ombudsman

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.