

FOR SALE

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



An opportunity arises to acquire a detached bungalow which provides well-proportioned and comfortable accommodation over one floor. In very good condition throughout, having been extremely well maintained, there are many features to appreciate within this first-class family home including an oak 'dining' kitchen, delightful shower room, the addition of a conservatory, and attractive internal wood finishings. It is situated within a popular and much sought after west end residential development. Set within its own easily maintained garden grounds with views over farmland to the rear. Full gas fired central heating and uPVC double glazing.

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

Price: Offers over £190,000 are invited



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Charlotte Street
Stranraer
DG9 7ED
Tel: 01776 706147
Fax: 01776 706890

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DESCRIPTION:

Located within a most popular and much sought after west end residential development, this is an excellent detached bungalow which provides most comfortable and well-proportioned accommodation over one level.

The property, which is in very good condition throughout, is of traditional construction under a tiled roof and finished in fyfestone / render. It benefits from uPVC double glazing, gas fired central heating, the addition of a conservatory, oak 'dining' kitchen, delightful shower room, and pleasant internal wood finishings.

It is situated adjacent to a range of private residences of varying style and is set within its own easily maintained area of garden ground. There is a 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 marble fire surround housing a living flame gas fire. CH radiator and TV point.



ENTRANCE PORCH:

Double uPVC 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 is a built-in cupboard, CH radiator, and access to the attic.



CONSERVATORY:

A spacious conservatory to the rear with an outlook over the rear garden to farmland beyond. Pine wall panelling and wall lights.



'DINING' KITCHEN:

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



UTILITY ROOM:

Comprising wall units and a floor unit in oak. There is plumbing for an automatic washing machine. The central heating boiler is to be found in the utility room.



SHOWER ROOM:

The fully vinyl panelled shower room is fitted with a WHB, WC, and wet room shower cubicle with a waist height shower screen and an electric shower. CH radiator.



BEDROOM 1:

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



BEDROOM 2:

A bedroom with full depth window to the front. CH radiator.



BEDROOM 3:

A further bedroom to the front with built-in wardrobe and CH 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 easily maintained garden ground. The front garden is laid mainly to lawn with flower borders. There is a driveway for off-road parking. The enclosed rear garden is comprised of a monobloc patio, lawn, and planting borders. There is pedestrian access to the front.





ENTRY: Negotiable

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

DETAILS PREPARED: 03/08/2023

COUNCIL TAX: Band 'E'

SERVICES:

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

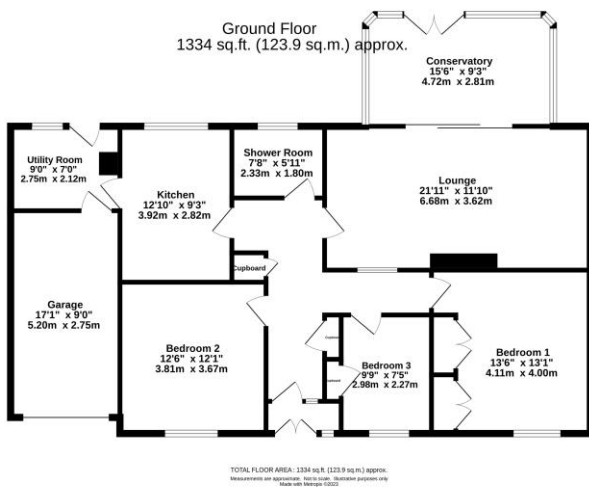
OFFERS:

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 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.