

FOR SALE

'ALMORNESS'
32 MAYFIELD AVENUE,
STRANRAER,
DG9 0HG



An opportunity arises to acquire a spacious, detached, family residence located within the popular and sought-after west end residential development. The property is in excellent condition throughout and benefits from a contemporary kitchen, delightful shower room, attractive internal woodwork, ground floor WC, uPVC double glazing and gas fired central heating. Set within its own area of very well-maintained garden ground, with ample off-road parking.

**ENTRANCE PORCH, HALLWAY, LOUNGE,
DINING ROOM, KITCHEN, WC, SHOWER ROOM,
3 BEDROOMS, GARAGE, CARPORT, GARDEN**

PRICE: Offers over £210,000 are invited



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Charlotte Street
Stranraer
DG9 7ED

Tel: 01776 706147
Fax: 01776 706890

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DESCRIPTION:

Occupying a quiet, cul-de-sac location within a most popular and sought after residential development within the west end of Stranraer, this is a most spacious, detached, family villa which provides most comfortable, bright, and well-proportioned family accommodation over two floors.

The property is of traditional construction under a re-tiled roof, finished in fyfestone / render and is in excellent condition throughout. The property benefits from a splendid contemporary kitchen, delightful shower room, ground floor WC, attractive internal woodwork, uPVC double glazing and gas fired central heating.

It is set amidst its own area of very well-maintained, fully landscaped garden ground, with ample off road parking.

It is situated adjacent to a range of modern family residences of varying style with the view to the front being over garden ground and other private residences. The outlook to the rear is over garden ground.

Local amenities 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.

Viewing of this walk into home is to be thoroughly recommended.

ENTRANCE PORCH:

The property is accessed by way of new uPVC storm door with side panels. Glazed interior door to the hallway.

HALLWAY:

The hallway provides access to almost all of the ground floor accommodation. CH radiator and large understairs cupboard housing the electric meter/fuseboard.



WC: (Approx 1.3m – 1.36m)

Comprising WHB and WC. CH radiator.



LOUNGE: (Approx 3.82m – 4.91m)

This is a spacious reception room to the front of the property with an outlook over the garden ground. There is a Fyfe stone fire surround, CH radiator and TV point.



DINING ROOM: (Approx 3.83m – 2.62m)

A dining room located to the rear of the property with sliding doors to the lounge. CH radiator.



Further kitchen image



KITCHEN: (Approx 3.63m - 2.63m)

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



LANDING:

Access to the bedrooms and shower room. Built-in cupboard and CH radiator.



SHOWER ROOM: (Approx 2.26m – 1.87m)

The shower room has been fitted with a three-piece suite in white comprising WHB, WC, and large shower cubicle. CH radiator.



[Further shower room image](#)



BEDROOM 3: (Approx 3.47m – 2.66m)

A further bedroom to the rear with CH radiator and large storage cupboard.



BEDROOM 1: (Approx 3.14m – 3.86m)

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



GARAGE:

(Approx 3.80m – 6.12m)

A spacious integral garage situated directly off the kitchen. Plumbing for an automatic washing machine. Rear service door to the garden.

GARDEN:

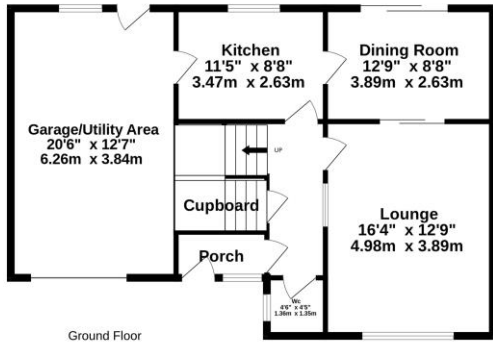
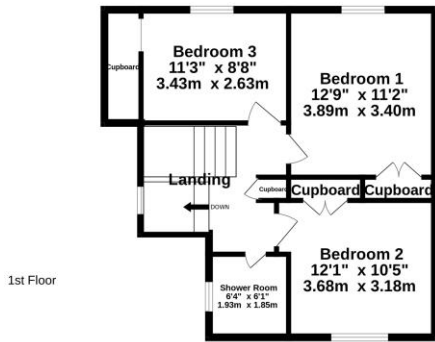
The property is set within its own area of very well-maintained garden ground. The front is laid out to lawn with gravel and flower borders. There is an imprinted concrete driveway leading to the garage and carport. The rear garden is comprised of further lawns, gravel and flower borders. There is a wooden garden shed.



BEDROOM 2: (Approx 3.19m – 2.94m)

A bedroom to the front with CH radiator.





Measurements are approximate. Not to scale. Illustrative purposes only
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ENTRY: Negotiable

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

DETAILS PREPARED: 27/02/2024

COUNCIL TAX: Band 'E'

GENERAL:

All floor coverings, blinds, integrated kitchen appliances and garden shed are included in sale price.

SERVICES:

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

OFFERS:

All offers for the above property should be made in writing to
South West Property Centre Ltd, Charlotte Street,
Stranraer, DG9 7ED.
Telephone (01776) 706147 Fax: (01776) 706890
www.swpc.co.uk

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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.