



***Shambley,  
12 Millfield Avenue,  
Stranraer,  
DG9 0EG***

EPC = E

**A B & A MATTHEWS**  
*Solicitors & Estate Agents*  
**PROPERTY OFFICE**

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*and as* **HUNTER & MURRAY**  
25 Lewis Street • Stranraer DG9 7LA  
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- **Detached bungalow conveniently located within walking distance of all local amenities**
- **Two bedrooms**
- **The property benefits from double glazing & oil-fired central heating**
- **Garage and driveway providing off-road parking for several vehicles**
- **Offers in the region of £145,000**



# **SHAMBLEY, 12 MILLFIELD AVENUE, STRANRAER**

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Located in the popular town of Stranraer, with convenient access to local primary schools and within walking distance of the bustling town centre and all local amenities. This delightful two-bedroom bungalow provides generous accommodation over one level and benefits from double glazing and oil-fired central heating. Shambley is set amidst a generous plot with a paved driveway and garage providing off-road parking for several vehicles. Accommodation comprises: - Hall. Lounge. Kitchen. Shower Room. Two bedrooms

Stranraer is a town located in the southwest of Scotland, in the region of Dumfries and Galloway. It's situated on the southern shore of Loch Ryan and offers a mix of coastal beauty, historic sites, and local amenities.

## **ACCOMMODATION**

### **Hall**

**5.35m x 2.00m**

UPVC glazed entrance door with glazed side panel. Walk-in storage cupboard with access to the attic via hatch. Electric meter. Radiator.

### **Lounge**

**5.20m x 3.70m**

Bright and airy family room with south and west facing windows. Two radiators.



### **Kitchen**

**3.70m x 3.50m**

North west facing window. Fitted with a good range of wall and floor units, ample worktops with matching splashbacks and inset stainless steel sink. Integrated appliances include gas hob with chimney style extractor fan above, built under electric cooker and fridge freezer. Space and plumbing for washing machine. Oil-fired combi boiler. UPVC glazed door gives access to the garden. Radiator.





**Bedroom 1****3.35m x 3.25m**

South east facing window. Built-in cupboard with shelved and hanging storage. Radiator.

**Bedroom 2****3.35m x 3.25m**

North west facing window. Built-in cupboard with shelved and hanging storage. Radiator.

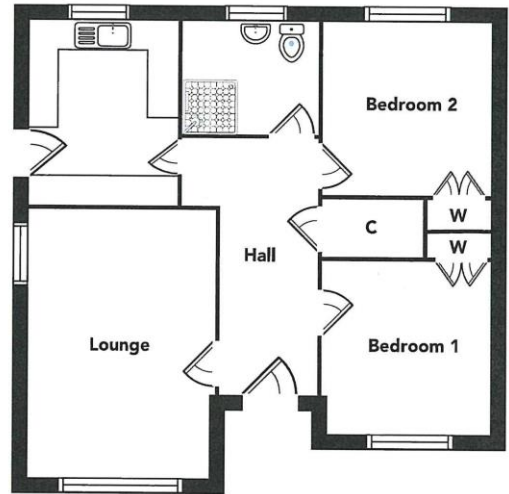
**Shower Room****2.60m x 1.82m**

Partial wet wall panelling and fitted with a white suite comprising WC, wash hand basin and corner shower cubicle with electric shower. Radiator.



## **Garden**

To the front of the property a paved driveway gives access to the garage and offers off-road parking for several vehicles. The remainder of the front is mostly laid to lawn for ease of maintenance. There is a large vegetable plot to the rear of the property, as well as a variety of mature shrubs giving all year-round interest with the remainder of the garden laid to lawn.



Floorplans are indicative only - not to scale  
Produced by Plushplans

## **OUTBUILDING**

Garage (5.40m x 3.00m) with electric roller door.  
Greenhouse

## **SERVICES**

Mains supplies of water and electricity. The property is connected to the mains drainage system. Oil-fired central heating. EPC = E

## **COUNCIL TAX**

This property is in Band D.

## **VIEWING**

By arrangement with Selling Agents on 01671 404100.

## **OFFERS**

Offers in the region of £145,000 are anticipated and should be made to the Selling Agents.

## **NOTE**

Genuinely interested parties should note their interest with the Selling Agents in case a closing date for offers is fixed. However, the vendor reserves the right to sell the property without the setting of a closing date should an acceptable offer be received.



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### The Consumer Protection From Unfair Trading Regulations 2008

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While the particulars given in respect of this property have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves on all aspects of the property as described.

None of the items included in the sale of a working or mechanical nature or the like, such as the central heating installation or electrical equipment (where included in the sale), have been tested by us, and no warranty is given in respect of such items. Potential purchasers will require to satisfy themselves on any such issues.

Any photographs used are for illustrative purposes only. They are not therefore to be taken as indicative of the extent of the property and are not indicative that the photograph is taken from within the boundaries of the property and are not indicative as to what is included in the sale.