



12 Mayfield Avenue, Stranraer

PRICE: Offers Over £240,000 are invited

12 Mayfield Avenue

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 a secondary school, are all located in and around the town centre approximately one mile distant.

Council Tax band: E

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- A detached villa, fully modernised to the highest of standards
- Generous family accommodation over two levels
- In excellent condition throughout
- Splendid contemporary 'dining' kitchen
- Well-appointed bathroom and shower room
- New internal oak doors
- Tasteful decor throughout
- Pleasant outlook over farmland to the rear
- Easily maintained garden grounds
- Ample off-road parking



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This exceptional three-bedroom detached villa presents a rare opportunity to acquire a fully modernised family home of the highest calibre. Set across two levels, the property has been thoughtfully renovated throughout, boasting a harmonious blend of contemporary style and practical design. Entering the home, you are greeted by a welcoming hallway with striking new internal oak doors setting the tone for the tasteful decor that flows seamlessly from room to room. The heart of the home is the splendid contemporary dining kitchen, expertly fitted with quality appliances and ample space for family gatherings or entertaining guests. Both the main bathroom and additional shower room are beautifully appointed with modern fixtures, offering a touch of luxury to every-day living. Each of the three well-proportioned bedrooms provides a tranquil retreat, enhanced by soothing colour palettes and plentiful natural light. The living accommodation benefits from a flexible layout, ideal for modern family life, and is presented in immaculate condition throughout. Notably, the property enjoys a pleasant outlook to the rear, with open views across picturesque farmland, creating a sense of peace and privacy.



The property is set amidst its own well-maintained garden grounds, designed for both beauty and ease of upkeep. To the front, a gravelled area ensures low maintenance while complementing the attractive façade, and a paved driveway provides ample off-road parking for multiple vehicles. The side of the home features a garage (with up-and-over door, rear service door, power, and light), offering secure storage or workshop space. The enclosed, south-facing rear garden is a highlight, comprising an extensive patio ideal for al fresco dining and a well-kept lawn perfect for children or pets to enjoy. This inviting outdoor haven is enhanced by uninterrupted open views over rolling farmland. Whether relaxing on the patio, tending the garden, or simply soaking in the tranquil surroundings, the outdoor space offers a perfect complement to the refined accommodation within.

Hallway

The wide and welcoming hallway is accessed by way of a uPVC storm door with side panels. There is a large walk-in storage cupboard, laminate flooring, recessed spotlights and a CH radiator.

Lounge

A well-proportioned lounge to the front featuring an inglenook fireplace housing a wood-burning stove. Laminate flooring, CH radiator and a TV point.

Kitchen / Diner

The kitchen is been fitted with a full range of contemporary floor and wall-mounted units with granite-style worktops incorporating a breakfast bar. There is a five-ring gas hob, extractor hood, built-in double oven, integrated wine cooler, integrated fridge/freezer and an integrated dishwasher.



Utility Room

The utility room is fitted with the same units and worktops as the kitchen. There is a stainless steel sink, a boiler cupboard, plumbing for an automatic washing machine and a CH radiator.

Sitting Room

A sitting room/dining room to the rear featuring French doors leading to the rear garden. This room could also be used as a fourth bedroom if required. Laminate flooring and a CH radiator.

Bathroom

The bathroom is fitted with a three-piece suite in white comprising a WHB, WC and a bath with a mains shower over. Attractive tiling, vinyl-panelled ceiling, recessed spotlights and a heated towel rail.

Bedroom 3

A ground floor bedroom to the front with decorative panelling, laminate flooring and a CH radiator.

Bedroom 1

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

Shower Room

The shower room is fitted with a WHB, WC and a corner shower cubicle with a mains shower. CH radiator.

Bedroom 2

A further double bedroom to the rear with twin built-in wardrobes and a CH radiator.



GARDEN

The property is set within its own well-maintained garden grounds. The front has been laid out to gravel for ease of maintenance. There is a paved driveway for off-road parking. The enclosed, south-facing rear garden is comprised of an extensive patio and a well-kept lawn. From the rear garden, there are open views over farmland.

GARAGE

Single Garage

An integral garage to the side with a service door to the rear, power and light.

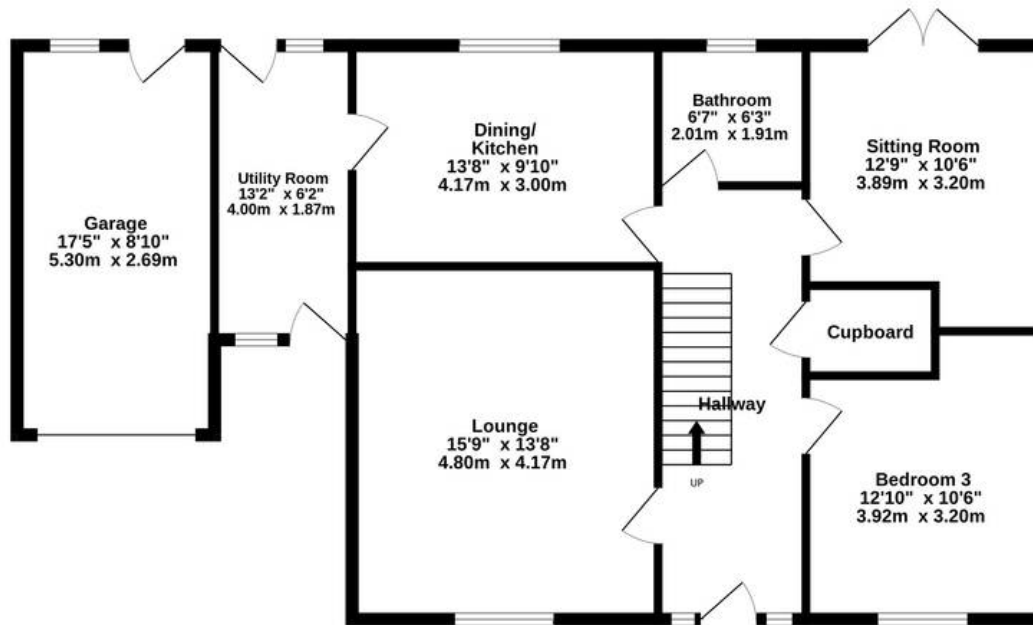
OFF STREET

3 Parking Spaces

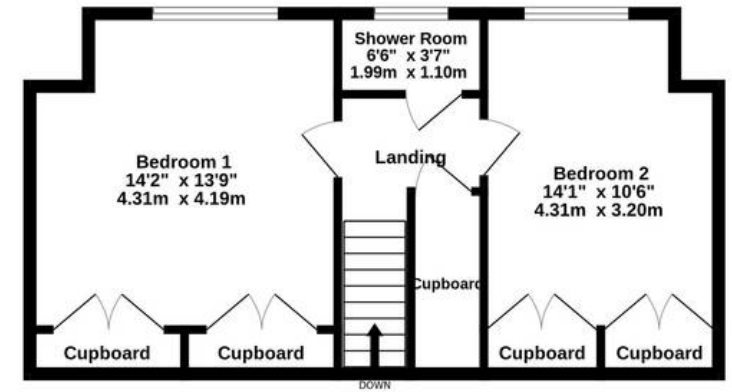
Dedicated off-road parking to the front for a number of vehicles.



Ground Floor
1023 sq.ft. (95.0 sq.m.) approx.



1st Floor
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA : 1504 sq.ft. (139.7 sq.m.) approx.
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.