



**24 Rephad Crescent, Stranraer**

DG9 8HQ

**PRICE: Offers Over £95,000 are invited.**



# 24 Rephad Crescent

Stranraer

Local amenities that are readily accessible include access to the Loch Ryan shore, Rephad Primary School, Stranraer Academy, an excellent restaurant and a general store. All major amenities such as supermarkets, healthcare, Stair Park and an indoor leisure pool complex are located in and around the town centre, approximately 1 mile distant.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- An end-of-terrace villa
- In excellent condition throughout
- Fully redecorated
- Some new fitted flooring and new oak lounge doors
- Contemporary kitchen
- Well-appointed bathroom
- Modern uPVC double glazing and external insulation
- Gas central heating
- Low-maintenance garden
- Ample off-road parking





## 24 Rephad Crescent

Presented to the market in excellent condition throughout, this two-bedroom end-of-terrace villa offers a superb opportunity for the first-time buyer to enter the market. The property has been fully redecorated, with some new fitted flooring and elegant new oak lounge doors that add a touch of sophistication to the interior. The spacious lounge flows seamlessly into a contemporary kitchen, thoughtfully designed to maximise both storage and workspace, making it ideal for home cooks and entertainers alike. The well-appointed bathroom features modern fixtures and fittings, ensuring a relaxing retreat at the end of the day. Benefiting from modern uPVC double glazing and external insulation, the home enjoys enhanced energy efficiency and year-round comfort, complemented by gas central heating. Every detail has been considered to create a warm and inviting atmosphere, while the low-maintenance garden ensures that upkeep is kept to a minimum. Ample off-road parking is available, providing convenience for residents and guests.

The outside space is equally impressive, with the property set amidst its own generous area of garden ground. The entire area has been thoughtfully landscaped and fully paved in monobloc, offering a clean and practical outdoor environment that is both attractive and easy to maintain. Mature shrub borders provide a splash of greenery. A detached wooden garage with double doors to the front offers secure storage or workshop space, while the dedicated off-road parking area easily accommodates multiple vehicles.





### **Porch**

The property is accessed via a double glazed entrance porch to the front.

### **Hallway**

The hallway is accessed by way of a uPVC storm door from the front porch. Understairs cupboard housing the gas fired combi boiler. CH radiator.

### **Lounge**

A double-aspect lounge featuring a tiled fire surround. There are new oak doors, CH radiators and a TV point.

### **Kitchen**

The kitchen is fitted with contemporary floor and wall-mounted units with quartz-style worktops incorporating a stainless steel sink with a mixer tap. Electric cooker point and plumbing for an automatic washing machine.

### **Sun Porch**

A double glazed sun porch to the rear overlooking the patio garden.

### **Bathroom**

The vinyl panelled bathroom is fitted with a three-piece suite in white comprising a WHB, WC and a bath with a shower over. CH radiator.

### **Bedroom 1**

A bedroom to the front with a built-in wardrobe, a built-in cupboard and a CH radiator.

### **Bedroom 2**

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





## GARDEN

The property is set amidst its own generous area of garden ground, which has been fully paved in monbloc with mature shrub borders.

## GARAGE

Single Garage

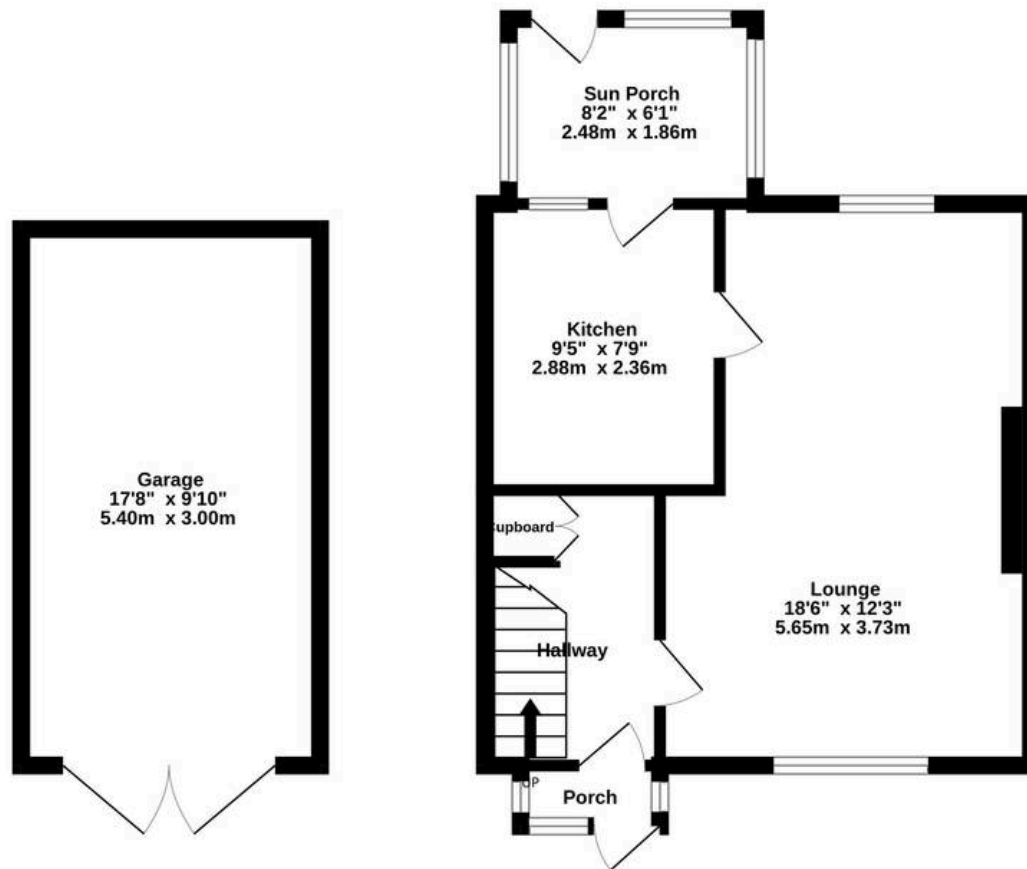
A detached wooden garage with double doors to the front. There is also dedicated off-road parking for multiple vehicles.

## DRIVEWAY

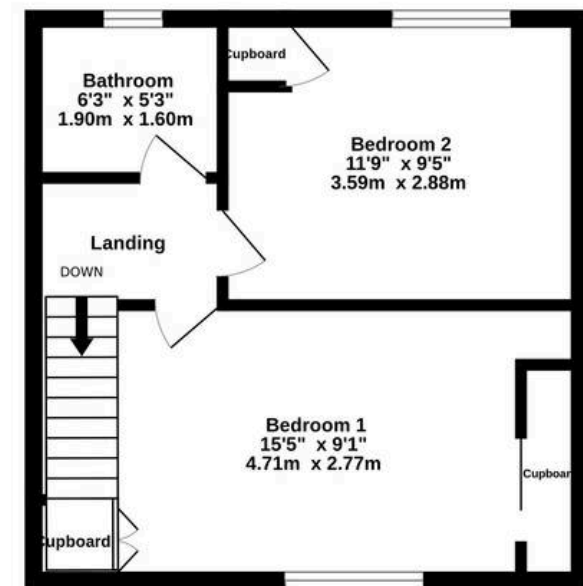
## ON STREET



Ground Floor



1st Floor



Measurements are approximate. Not to scale. Illustrative purposes only  
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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.