



2 Sandmill Crescent, Stranraer

DG9 8DA

PRICE: Offers Over £145,000 are invited

2 Sandmill Crescent

Stranraer, Stranraer

Local amenities that are readily accessible include access to the Loch Ryan shore, Rephad Primary School, Stranraer Academy and a general store. All major amenities such as supermarkets, healthcare, Stair Park and 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: D

- Most popular residential location
- Only a short walk from Primary & Secondary schooling
- The shores of Loch Ryan are close-by
- Excellent condition throughout
- New internal woodwork and plaster work
- Splendid dining kitchen
- Delightful bathroom
- 1st floor WC
- Oil central heating and uPVC double glazing
- Low maintenance corner site garden ground
- Off-road parking



2 Sandmill Crescent

Stranraer, Stranraer

Situated within one of the area's most sought-after residential locations, this beautifully presented three-bedroom semi-detached house offers an outstanding blend of comfort, style, and practicality. Just a short stroll from both primary and secondary schools, and with the tranquil shores of Loch Ryan close by, this property is perfectly positioned for family living. Step inside to discover a home in excellent condition throughout, where previous upgrades include new internal woodwork and fresh plaster work, lending a crisp, contemporary feel to every room. The splendid dining kitchen forms the heart of the home, ideal for both every-day meals and entertaining guests, while the delightful bathroom and a convenient first-floor WC provide modern family convenience. Further enhancing the appeal are oil central heating and uPVC double glazing, ensuring warmth and energy efficiency year-round.

The property is set amidst its own area of attractively landscaped, low-maintenance garden ground. To the front, quartz gravel and Indian Sandstone pathways create a striking first impression, all neatly enclosed within wooden fencing. The rear garden, fully enclosed for privacy, features a combination of timber decking and artificial lawn, offering a perfect spot for outdoor dining or relaxation with minimal upkeep required.



To the side, a versatile garden room awaits – an ideal space to be used as a summer house, home gym, or workshop, tailored to suit your lifestyle. A detached garage sits to the rear, complete with an up-and-over door and a convenient side service door, providing secure storage and a workspace. Ample off-road parking is available for several vehicles, making this home as practical as it is appealing. With its desirable location, immaculate presentation, and thoughtfully designed outdoor spaces, this property represents a rare opportunity to secure a truly exceptional family home.

Hallway

The property is accessed by way of a composite storm door leading to a front porch. There is a glazed interior to the hallway, under-stairs storage and a staircase to the first floor.

Lounge

A main lounge to the front featuring a wall-mounted TV point. CH radiator.

'Dining' Kitchen

The kitchen is fitted with a range of contemporary floor and wall-mounted units with granite-style worktops incorporating a stainless steel sink with a mixer tap. There is a ceramic hob, extractor hood, built-in oven and plumbing for an automatic washing machine. Wall-mounted TV point and a CH radiator.

Bathroom

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



Landing

The landing provides access to the bedrooms and the 1st floor WC.

WC

A first-floor WC fitted with a WHB, WC and a CH radiator.

Bedroom 1

A bedroom to the front with built-in wardrobes, wall-mounted TV point and a CH radiator.

Bedroom 2

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

Bedroom 3

A bedroom with a Velux window to the front.

Garden

The property is set amidst its own area of low-maintenance garden ground. The front has been laid out to quartz gravel with Indian Sandstone pathways and is set within wooden fencing. The enclosed rear garden has been laid out in a combination of timber decking and artificial lawn. To the side, there is a garden room, ideally suited as a summer house, home gym or as a workshop.

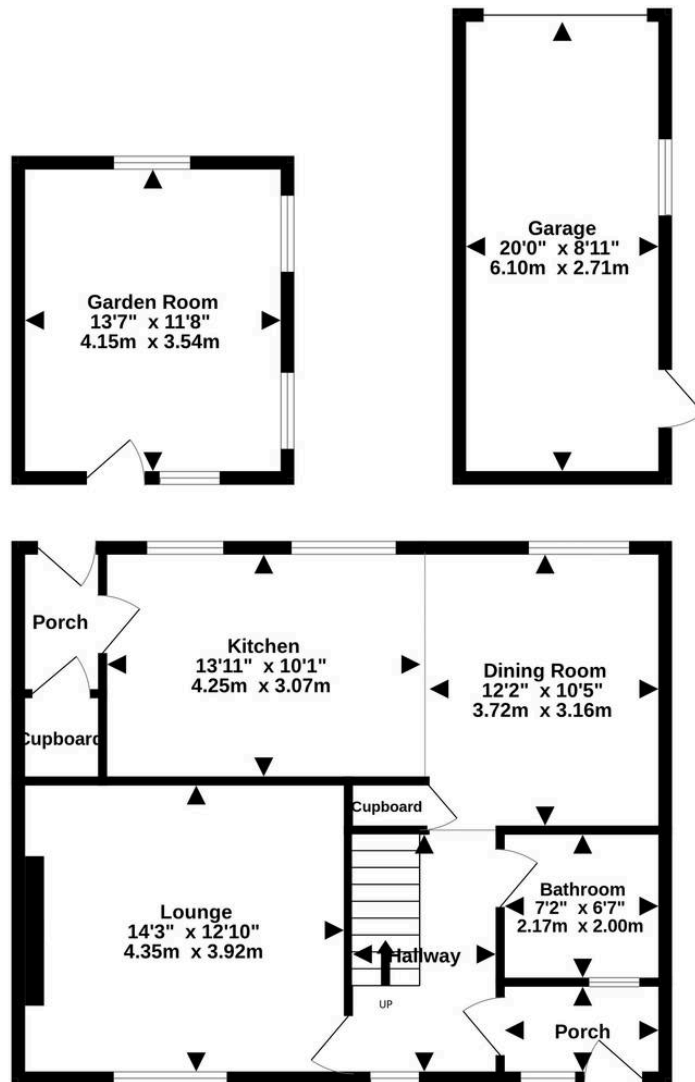
GARAGE

Single Garage

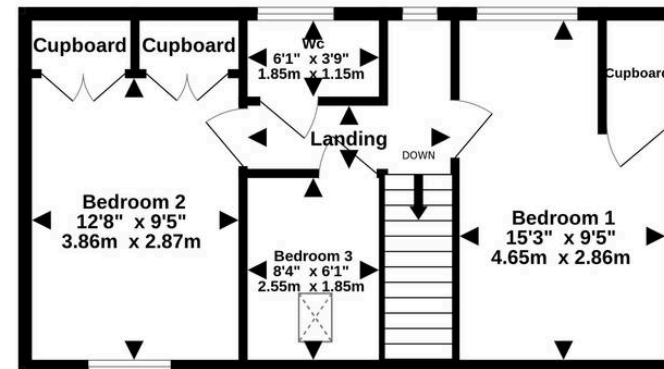
A detached garage to the rear with an up & over door to the front and side service door. Ample off-road parking for a number of vehicles.



Ground Floor
972 sq.ft. (90.3 sq.m.) approx.



1st Floor
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 1398 sq.ft. (129.9 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025

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.





South West Property Centre Ltd

South West Property Centre, Charlotte Street – DG9 7ED

01776 706147

property@swpc.co.uk

www.southwestpropertycentre.co.uk



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.