



masson
cairns ESTD 1994

solicitors and estate agents

4 Woodburn Crescent, Grantown on Spey, PH26 3ND

UNDER OFFER £275,000

Contact us on 01479 874800 or visit www.massoncairns.com

UNDER OFFER - A well presented three-bedroom detached bungalow with garage in a peaceful cul-de-sac location. Set within a quiet residential area of Grantown on Spey, 4 Woodburn Crescent offers a fantastic opportunity to acquire a generously proportioned home that's ideal for a wide range of buyers. This attractive and well-appointed bungalow sits in generous, easily maintained gardens and includes a driveway with parking for multiple vehicles and a detached timber garage. The accommodation is arranged over one floor and comprises an entrance vestibule, a bright and welcoming hallway with excellent storage, a spacious sitting room with a feature fireplace, and a well-equipped kitchen with a range of base, wall and full-height units. The kitchen opens into a bright sun room that provides a relaxing space to enjoy the garden outlook. There is a separate utility room, a family bathroom and three comfortable double bedrooms, including a principal suite with built-in wardrobes and an en-suite shower room. Outside, the gardens are attractively landscaped with lawn, gravel and patio areas to the front, side and rear. There is a timber garage with power and light and a tarmac driveway provides extensive off-street parking. Located just a short distance from the town centre, Woodburn Crescent is ideally placed for access to local amenities, shops, and outdoor pursuits, including the nearby golf course and woodland walks along the River Spey. This charming property offers excellent comfort and convenience in a sought-after Highland location. Viewing is essential to appreciate the comfort, space, and lifestyle on offer. EPC D, Council Tax E, Home Report available at massoncairns.com

UNDER OFFER £275,000



masson
cairns LTD

solicitors and estate agents

Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

<https://www.massoncairns.com>

Grantown On Spey

Grantown on Spey is a charming town nestled in the heart of the Scottish Highlands, known for its picturesque beauty and rich cultural heritage. Located in the Cairngorms National Park, Grantown on Spey is surrounded by breathtaking scenery, including lush forests, sparkling rivers, and rolling hills. The town itself boasts a range of historic landmarks and attractions, including the Grantown Museum and the Grantown Heritage Trail. Visitors and residents can also enjoy a range of outdoor activities, including hiking, biking, fishing, and golfing, or simply take in the stunning scenery with a leisurely stroll around town.

Grantown on Spey also offers a range of shops, restaurants, and amenities, making it a convenient and comfortable place to call home. The town has a strong sense of community, with a range of social and cultural events throughout the year, including the popular Grantown Show, Thunder in the Glens Ride out and the annual Christmas market. Whether you're looking to explore the great outdoors, immerse yourself in local history and culture, or simply enjoy the peace and tranquility of the Scottish countryside, Grantown on Spey offers something for everyone.

Transport Links

From Grantown on Spey, you can conveniently access various transportation options to explore the wider UK:

Airports:

Inverness Airport (INV): Approximately 34 miles away, this regional airport offers domestic flights and some international connections.
Aberdeen International Airport (ABZ): Roughly 80 miles away, providing a wider range of domestic and international flights.

Train Stations:

Carrbridge Railway Station: About 10 miles from Grantown on Spey, offering connections to Inverness, Perth, and Edinburgh.
Aviemore Railway Station: Approximately 14 miles away, with regular services to Inverness, Glasgow, Edinburgh and London, as well as connections to the wider UK rail network.

Road Routes:

A95: This arterial road connects Grantown on Spey to the A9, a major north-south route traversing Scotland, providing access to Inverness,

Perth, Stirling, and Glasgow.

A939: This scenic route connects Grantown on Spey to the A96, linking Inverness to Aberdeen, offering an alternative route to eastern Scotland.

With these options, Grantown on Spey serves as a convenient base for exploring the UK's diverse destinations, whether traveling by air, rail, or road.

Home Report

To obtain a copy of the home report, please visit our website massoncairns.com where an online copy is available to download.

EPC Rating D

Entrance Vestibule

1.01m x 1.54m (3'3" x 5'0")

The entrance vestibule offers a warm and practical welcome to the home, featuring a high-performance timber and glazed door with a full-height side panel that allows natural light to flood in. There is a fitted coat rack providing convenient hanging space, and the area is finished with wood-effect laminate flooring and ceiling lighting. A further timber and glazed door leads through to the main hallway.

Hallway

The hallway is bright and welcoming, providing access to much of the accommodation within the home. It benefits from two useful shelved storage cupboards and a further double integral shelved wardrobe. There is wood-effect laminate flooring, ceiling lighting, and a loft hatch providing access to the attic space.

Sitting Room

4.54m x 4.47m (14'10" x 14'7")

The sitting room is a bright and welcoming space, enjoying excellent levels of natural light from large dual aspect picture windows. There's ample room for a variety of furnishings and the room is centered around a characterful fireplace with tiled hearth and surround, providing a lovely focal point. There is carpet flooring and ceiling lighting.

Kitchen and Dining

3.29m x 5.05m (10'9" x 16'6")

The kitchen is well-appointed with a wide range of base, wall and drawer units in a warm wood finish, complemented by ample

contrasting work surfaces. Dual-aspect windows provide excellent natural light and pleasant views over the garden. Integrated appliances include a dishwasher, oven with grill, ceramic hob, and extractor hood, with additional space for a microwave and other small appliances. There is also ample space for a large dining table and chairs making this a sociable hub of the home. There is recessed down lighting, laminate wood flooring and a further door leads through to the utility room in addition to the kitchen being on open plan to the sun room.

Sun Room

2.95m x 4.50m (9'8" x 14'9")

The sun room is a bright and inviting space, open plan to the kitchen and dining area, and enjoying panoramic garden views through windows to three sides. With natural light streaming in from all sides, it's an ideal spot for relaxing throughout the day. Finished with wood-effect laminate flooring and decorative pendant lighting, the room offers a warm and welcoming ambience that makes the most of its outlook.

Utility

1.56m x 2.29m (5'1" x 7'6")

A practical and well-placed utility room located off the kitchen, fitted with plumbing and space for a washing machine and freestanding fridge-freezer in addition to a tall storage unit and the oil boiler. There is a window providing natural light and a half-glazed door that leads directly to the rear garden, making this a convenient space for laundry and garden access.

Bathroom

2.98m x 1.80m (9'9" x 5'10")

This well-proportioned bathroom has a three-piece suite comprising a WC, pedestal wash hand basin with twin taps, and a bath complemented by full-height tiling to the walls. In addition, there is a separate shower enclosure with electric shower. A window to the rear with opaque glass provides natural light while maintaining privacy, and further features include a chrome towel radiator, ceiling lighting, and tiled flooring.

Principal Bedroom & En-Suite

4.02m x 3.0m & 2.09m x 2.41m (13'2" x 9'10" & 6'10" x 7'10")

A generously sized and bright principal bedroom benefiting from a large window overlooking the rear garden and flooding the space with



masson
cairns ESTD 1994

Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

<https://www.massoncairns.com>

solicitors and estate agents

natural light. There is excellent storage with an integral wardrobe offering both shelving and hanging options. The en-suite shower room is well appointed with full wet wall panelling and features a WC, wash hand basin with chrome mixer tap inset into a vanity unit with storage, and a walk-in accessible shower enclosure with curtain and mains pressure shower. A rear-facing opaque window provides light and ventilation, and there is vinyl flooring, a heated towel rail, and ceiling lighting.

Bedroom Two

3.01m x 3.42m (9'10" x 11'2")

A bright and spacious double bedroom with a large window to the rear that fills the room with natural light. The room is laid with carpet flooring and offers ample space for free-standing furniture.

Bedroom Three

2.68m x 3.79m (8'9" x 12'5")

A well-proportioned and appealing double / twin bedroom with a large window to the front offering good natural light. The room benefits from carpet flooring and includes a generous integral wardrobe with twin sliding doors, providing excellent storage.

Outside & Garage

3.5m x 7.0m (11'5" x 22'11")

The property is set within neat, low-maintenance gardens that wrap around the home and offer a pleasant mix of lawn, gravel, and patio areas. To the front, there is a well-kept lawn bordered by a paved path and some mature planting, while to the rear, a paved patio provides a private and sheltered spot ideal for outdoor dining or relaxing in the sunshine while decorative beds and shrubs add seasonal colour and interest. A tarmac driveway to the side of the house offers generous off-street parking for several vehicles and leads to a detached timber garage. The garage is equipped with power and light and features an up-and-over door to the front, as well as windows and a side access door. A ramped decked area to the rear entrance enhances accessibility, and there is also a rotary clothes dryer and bin storage area.

Services

It is understood that there is mains water, drainage and electricity. There is oil fired central heating.

Entry

By mutual agreement.

Price

UNDER OFFER

Viewings and Offers

Viewing is strictly by arrangement with and all offers to be submitted to:- Masson Cairns
Strathspey House
Grantown on Spey
Moray
PH26 3EQ
Tel: (01479) 874800
Fax: (01479) 874806
Email: property@lawscot.com
www.massoncairns.com



masson
cairns ESTD 1981

solicitors and estate agents

Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

<https://www.massoncairns.com>





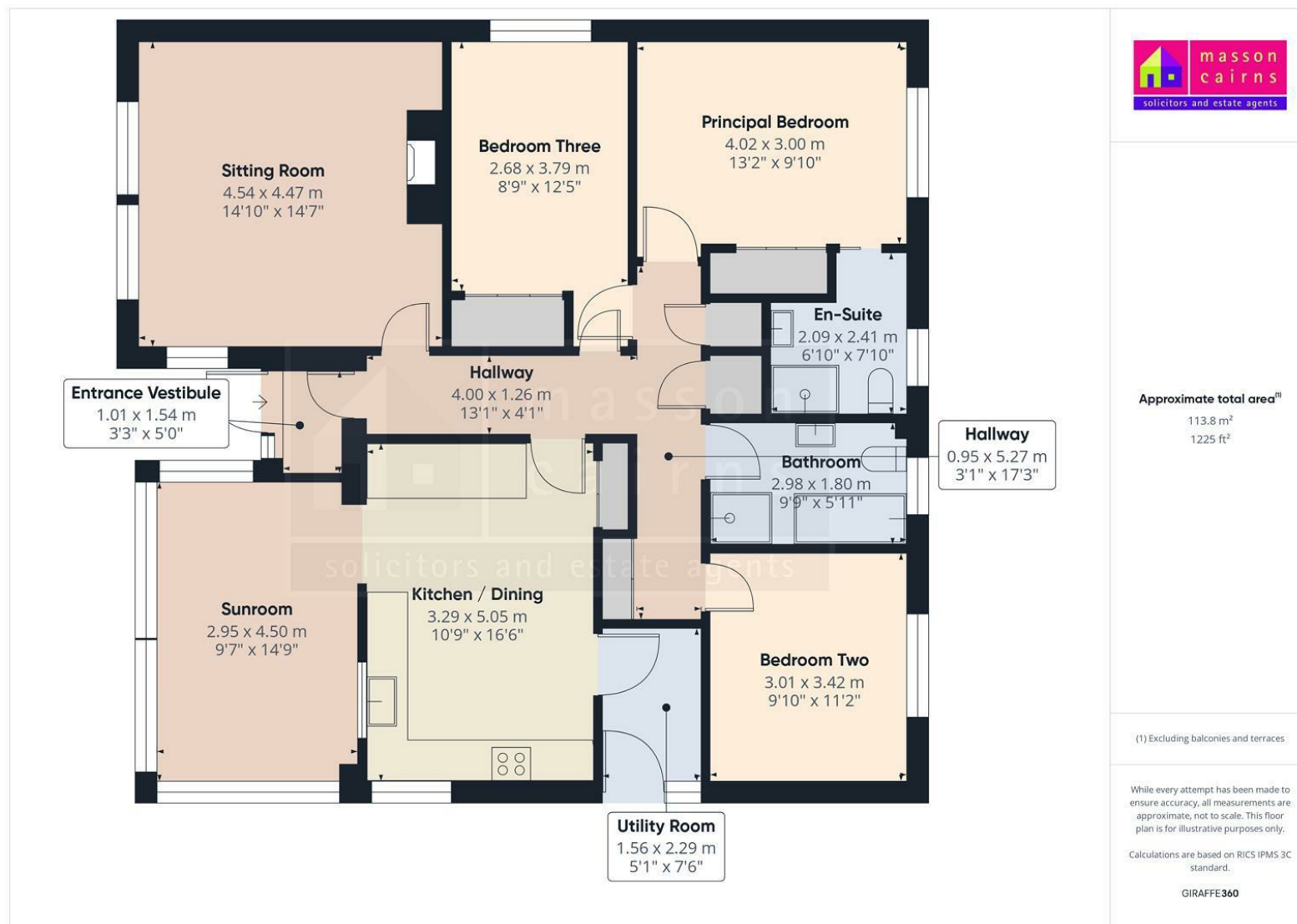












Approximate total area⁽¹⁾

113.8 m²
1225 ft²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



masson
cairns ^{LD}

solicitors and estate agents

Strathspey House, 36 High Street, Granttown On Spey, PH26 3EQ

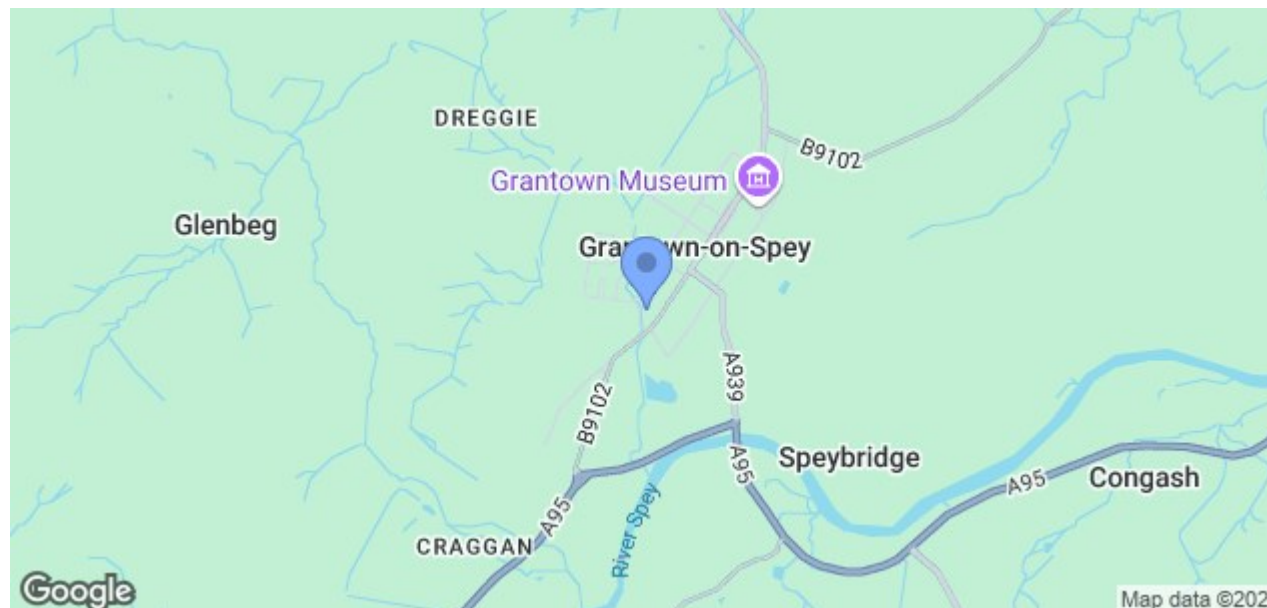
Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

<https://www.massoncairns.com>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	



While the above particulars are believed to be correct
they are not guaranteed and all offerers must satisfy
themselves on all matters



**masson
cairns** LLP

solicitors and estate agents

Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

<https://www.massoncairns.com>