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solicitors and estate agents

8 Woodburn Drive, Grantown On Spey, PH26 3FD

UNDER OFFER £295,000

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

UNDER OFFER - Enjoying a quiet and desirable position within a cul-de-sac, 8 Woodburn Drive is an attractive three-bedroom detached home offering bright, spacious and well-balanced accommodation across two floors. Well maintained throughout, the accommodation is entered through a welcoming entrance hall, which creates a warm and inviting first impression. The generously proportioned sitting room features an open fireplace and adjoining dining area, with French doors opening to the rear garden, providing an excellent space for relaxation or entertaining. The kitchen/breakfast room is well arranged with a good range of fitted units, ample worktop space and room for a breakfast dining set, with a practical utility room positioned off the kitchen. A convenient WC and a versatile ground floor third bedroom, which could equally serve as a home office, snug or guest room, complete the ground floor accommodation. Upstairs, the landing provides access to useful storage cupboards and two comfortable double bedrooms. The principal bedroom benefits from fitted wardrobe space and an en-suite shower room, while bedroom two also offers generous proportions and built-in storage. A bright family bathroom completes the first floor. Externally, the property enjoys attractive, low-maintenance garden grounds, with a private lock block driveway providing ample off-street parking while a substantial detached garage offers excellent storage, workshop or hobby space. Combining a peaceful cul-de-sac setting, practical accommodation and a convenient location close to local amenities, this spacious house presents a superb opportunity to acquire a comfortable and appealing home, with viewing highly recommended. EPC D, Council Tax E, Home report available online at massoncairns.com

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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 Hall

This bright and welcoming entrance hall is accessed via a timber front door with side panels windows allowing natural light to fill the space. There is attractive wood-effect laminate flooring and doors to the sitting/dining room and kitchen/breakfast area, creating a seamless flow across the ground floor. A staircase with decorative timber balustrade rises to the first floor, while a useful under-stair cupboard provides practical storage. Further doors lead to bedroom three and the WC.

Sitting Room & Dining Area

6.83m x 3.58m (22'4" x 11'8")

An attractive and generously proportioned room, this relaxing space benefits from a double aspect with windows to the front and side, filling the room with natural light throughout the day while a welcoming open fire with granite surround and slate hearth creates a warm focal point. To the rear, there is space for a large dining table or this space could be used as an extended family sitting area, with patio doors offering direct access to the rear garden—perfect for indoor-outdoor living. The room is finished with wood-effect laminate flooring and features timber and glazed double doors leading through to the kitchen / breakfast area.

Kitchen / Breakfast / Utility

2.75m x 5.56m / 1.68m x 1.33m (9'0" x 18'2" / 5'6" x 4'4")

This spacious and well-appointed open-plan kitchen is fitted with an extensive range of base, drawer, wall units with a larder cupboard, complemented by generous worktop space, making it ideal for both everyday use and entertaining. Set beneath twin rear-facing windows,

the sink with mixer tap enjoys a pleasant outlook over the garden. Integrated appliances include an oven with grill, ceramic hob, illuminated extractor hood and dishwasher, while a shelved larder cupboard provides excellent additional storage. The kitchen also features a breakfast bar, space for a breakfast dining table and chairs, and room for a fridge freezer. Leading from the kitchen is a practical utility area with further worktop space, plumbing for a washing machine and space for a tumble dryer. A timber and glazed door provides direct access to the side of the property.

Bedroom Three

2.81m x 3.59m (9'2" x 11'9")

A light and airy ground floor double bedroom, featuring a large window overlooking the front of the property and allowing plenty of natural light into the room. Finished with laminate wood flooring, the space offers excellent flexibility, with ample room for freestanding bedroom furniture or use as a home office.

WC

1.07m x 1.49m (3'6" x 4'10")

A convenient guest cloakroom comprising a WC and a wash hand basin with twin taps. Neatly presented with half height tiling, this space offers practicality for everyday use and visiting guests.

Landing

An attractive pine staircase with detailed balustrade leads to the first floor landing, where there is access to the principal bedroom, bedroom two and the bathroom. A Velux window above the stairs allows natural light to brighten the area, while a useful storage cupboard and a generous full-height double linen cupboard, which houses the water cylinder, provide excellent storage. The landing is finished with carpet flooring.

Bedroom One & En-suite

3.04m x 4.56m & 2.63m x 2.39m (9'11" x 14'11" & 8'7" x 7'10")

The principal bedroom is a spacious and welcoming double room, enjoying excellent natural light from a front-facing dormer window. There is an integral double wardrobe that provides generous shelving and hanging space, while a door leads directly through to the private en-suite shower room which is particularly spacious and well appointed, fitted with a modern three-piece suite in white comprises of a large shower enclosure with wet wall surround, mains pressure shower, WC, and an inset ceramic wash hand basin with chrome mixer



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tap, within an integral vanity unit offering excellent storage. An opaque rear-facing window provides natural light while maintaining privacy, and recessed downlighting completes the space.

Bedroom Two

3.04m x 3.58m (9'11" x 11'8")

Another bright and generously proportioned double bedroom located to the front of the property, featuring twin windows that fill the room with natural light. The room includes an integral wardrobe offering both shelving and hanging space.

Bathroom

2.55m x 2.36m (8'4" x 7'8")

The bathroom is a bright and spacious room, fitted with a three-piece suite comprising a WC, wash hand basin set into a useful vanity unit with storage beneath, and a bath with mains pressure shower over, glazed screen and tiled surround. There is attractive timber panelling to the bath and vanity areas which is complemented by recessed downlighting. A large opaque rear-facing window allows excellent natural light into the space while maintaining privacy.

Outside & Garage

Externally, the property is approached via a generous block-paved driveway providing ample off-street parking to the front and side, with access continuing along the side of the house to the detached garage. The front garden is attractively planted with established shrubs and greenery, adding colour and kerb appeal, while timber fencing helps define the boundaries. To the rear, the garden has been designed for ease of maintenance, with a combination of gravelled areas and a paved patio providing excellent space for outdoor seating, dining and entertaining. The rear garden is enclosed by timber fencing and offers a private and practical outdoor space, with direct access from the house. The detached garage, measuring approximately 6.14m x 3.52m / 20'1" x 11'6", provides secure parking or excellent additional storage and benefits from power, light, a side-facing window and a separate side access door for convenience.

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

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What Three Words Location

What Three Words Location: [///slopes likening pothole](https://www.what3words.com/slopes likening pothole)

Council Tax

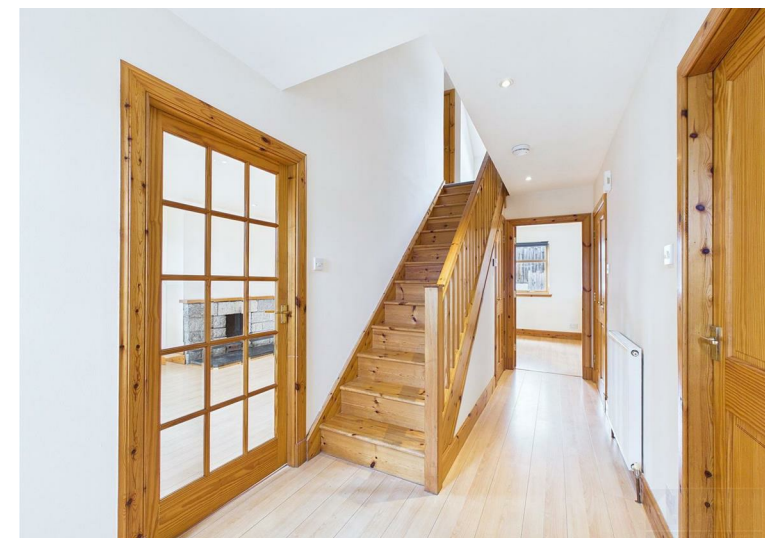
Currently Band E £2944.16 p.a. (2026/27) including water rates.

Single occupiers currently receive a 25% discount.

For 2026/27, the Highland Council charges a 300% council tax premium on second homes, meaning owners pay four times (400%) the standard council tax rate (the base council tax plus a 300% surcharge).

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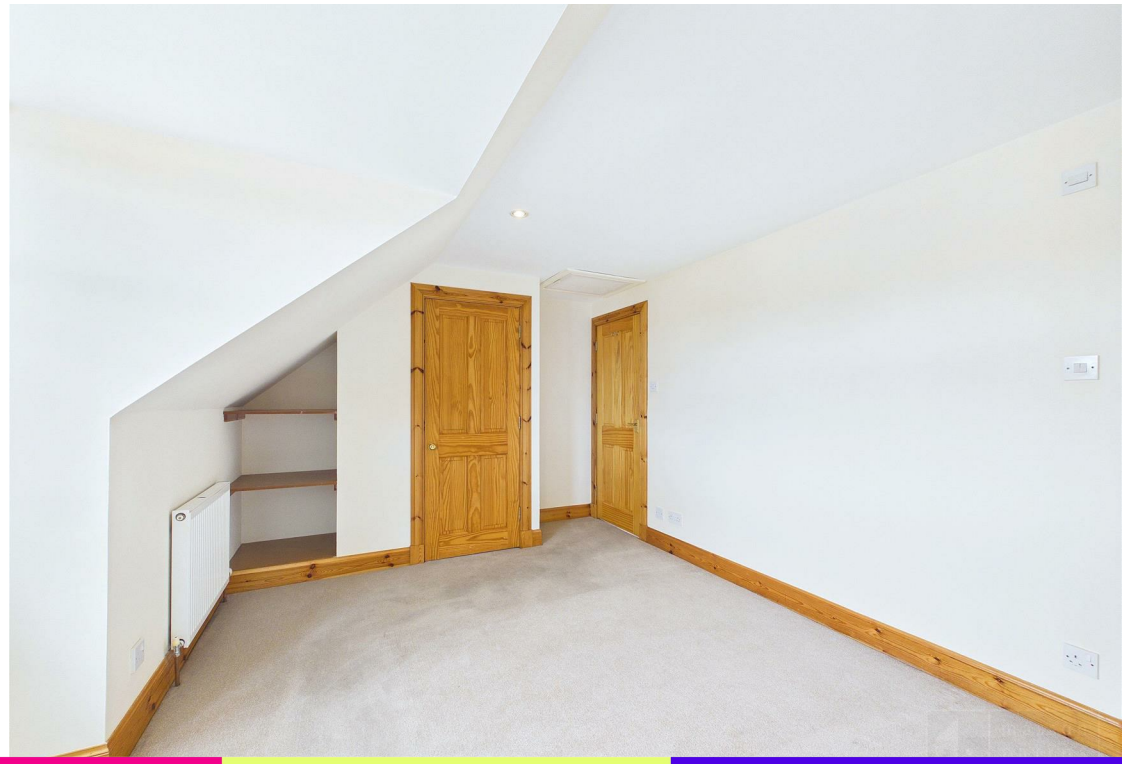
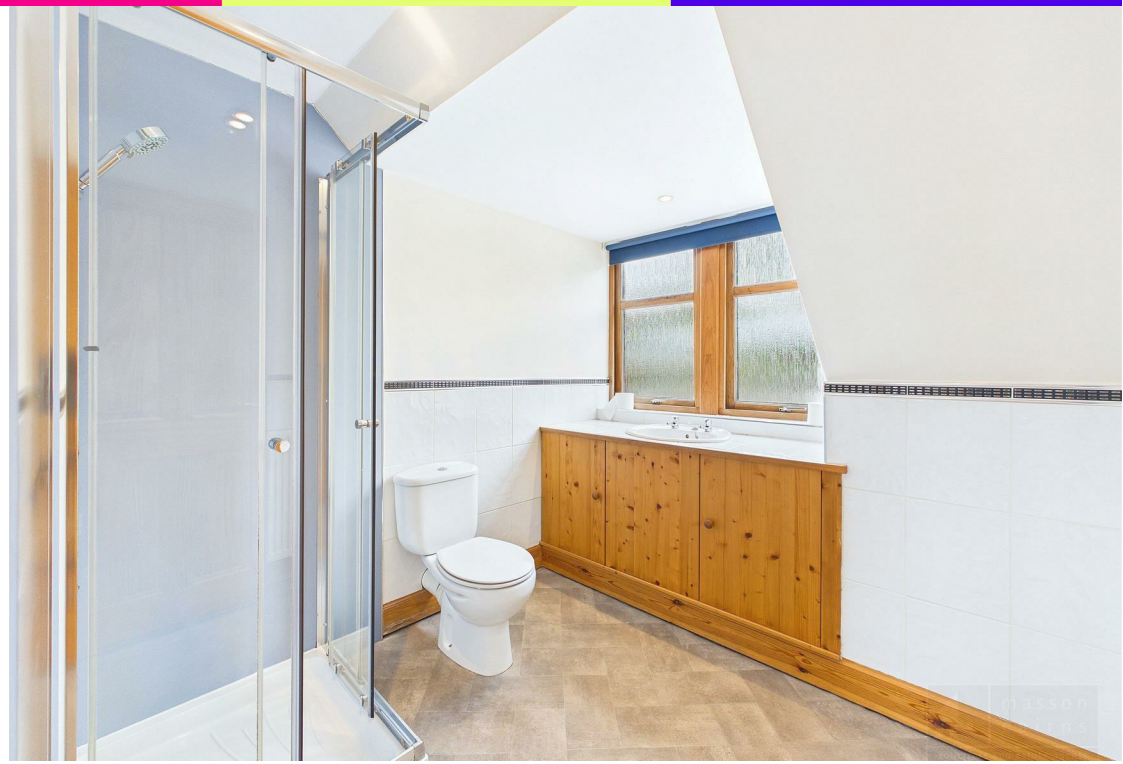
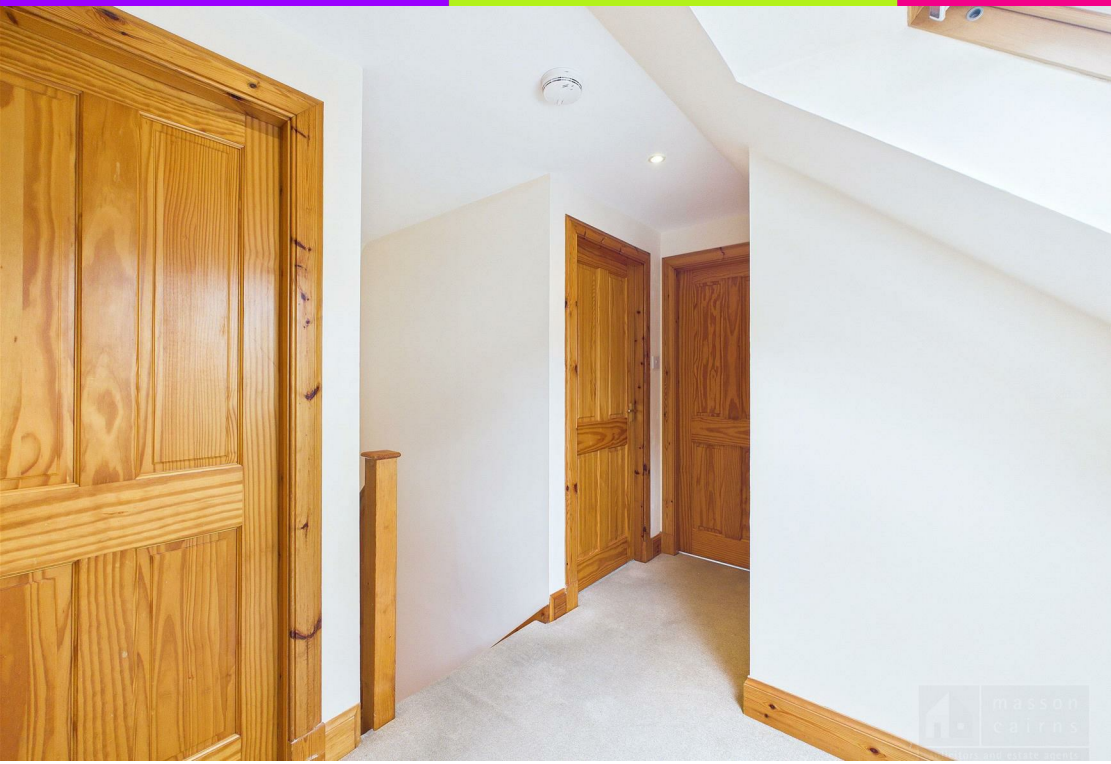
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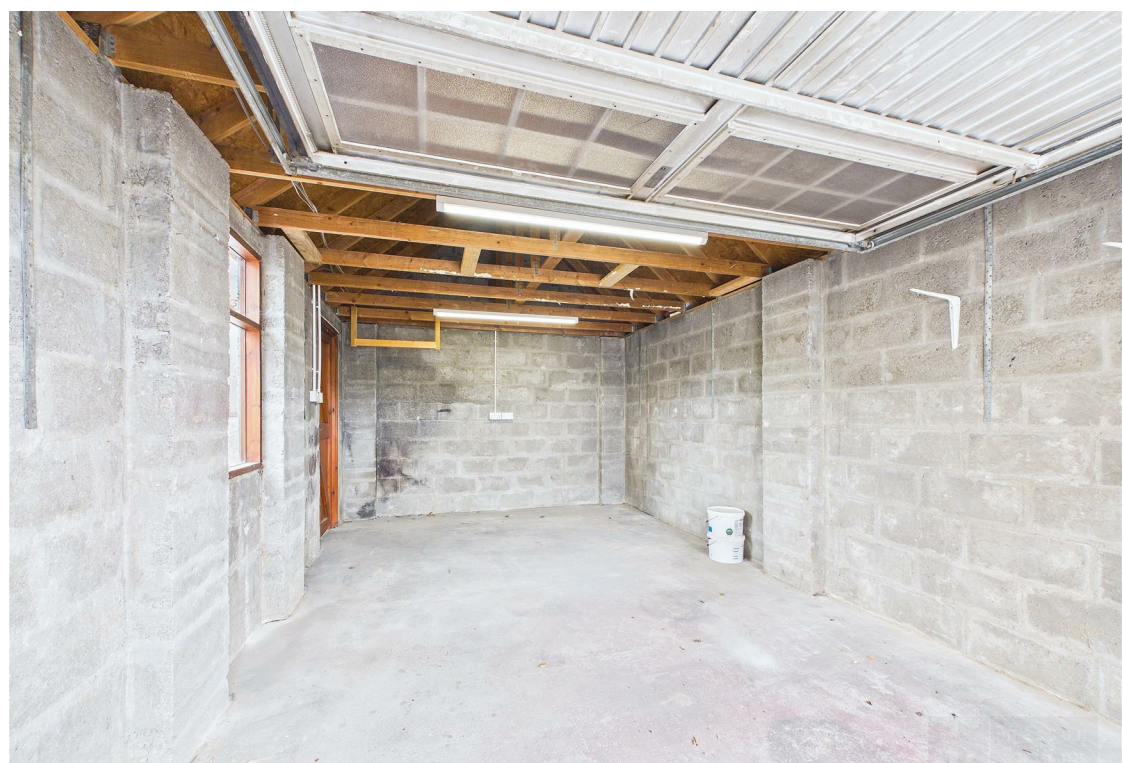
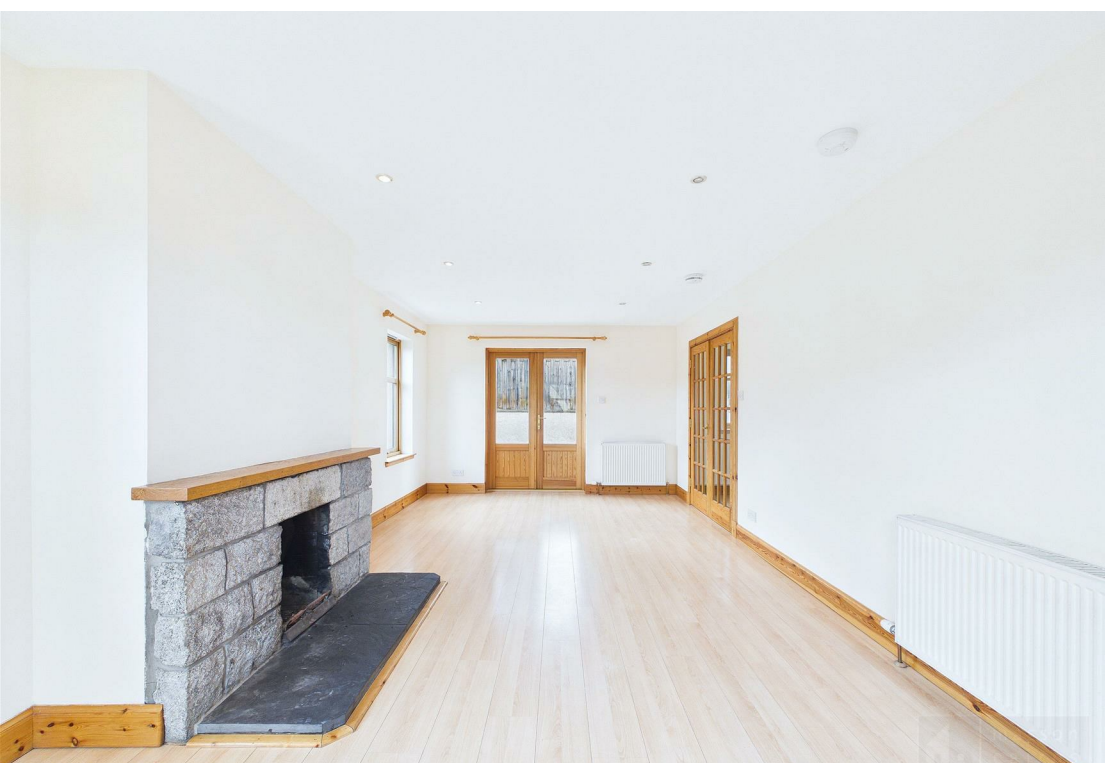






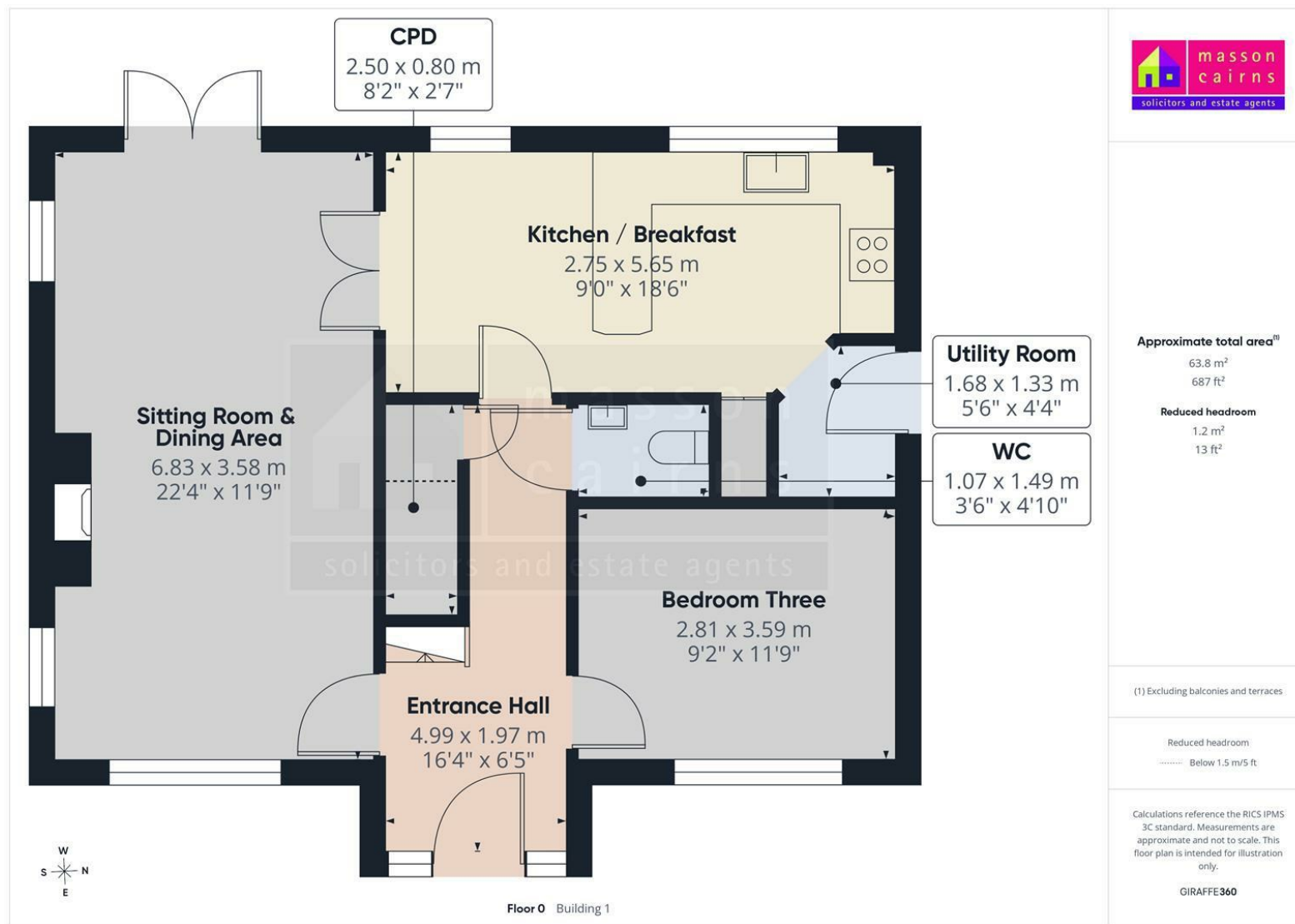












Approximate total area⁽¹⁾
63.8 m²
687 ft²

Reduced headroom
1.2 m²
13 ft²

(1) Excluding balconies and terraces.

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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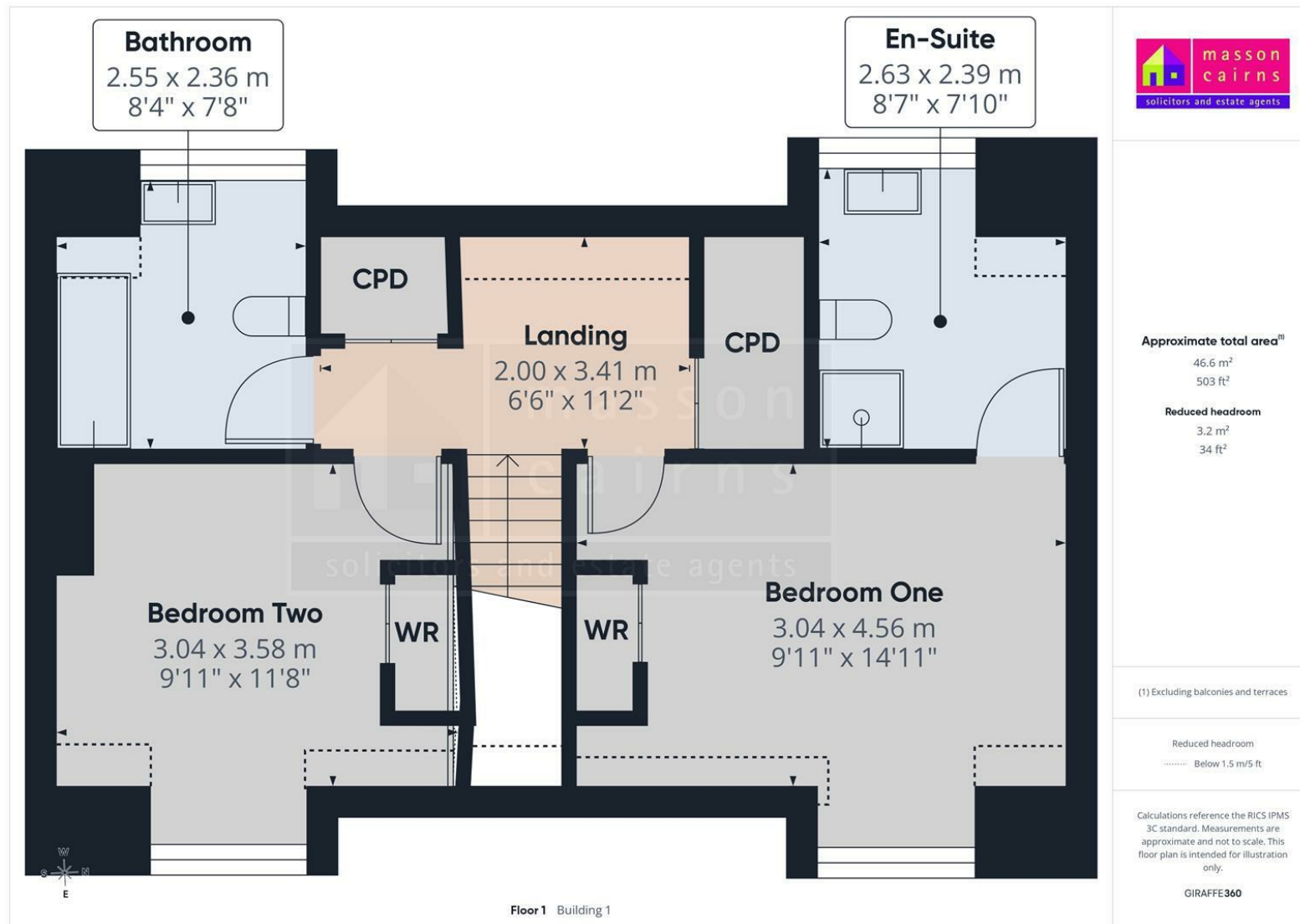
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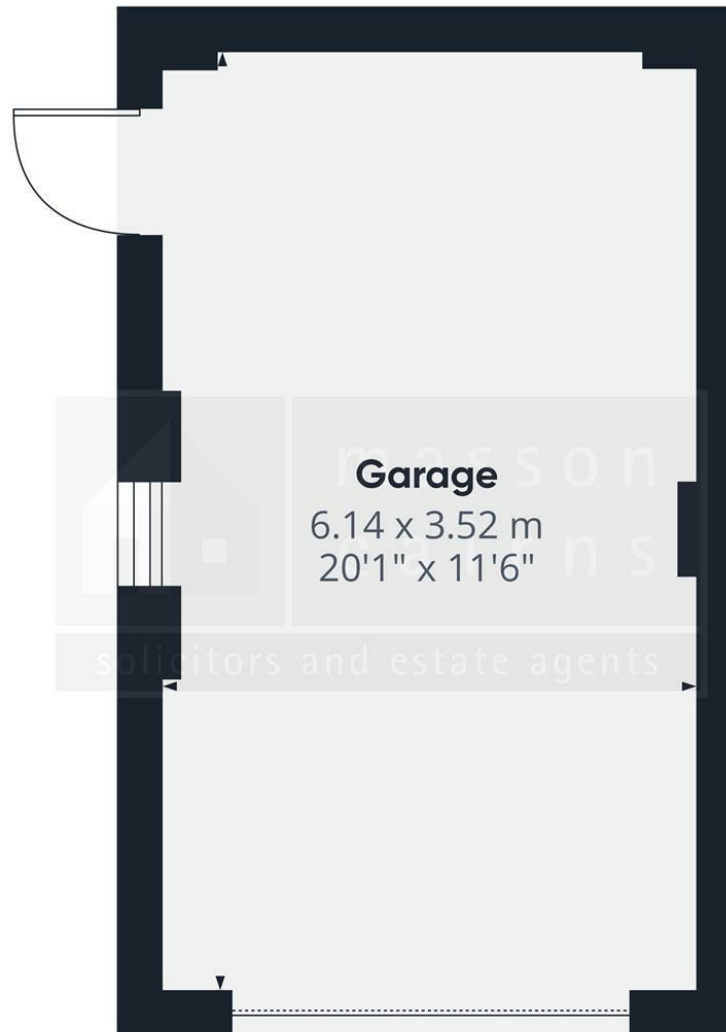
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Floor 0 Building 2



Approximate total area⁽¹⁾

21.6 m²
233 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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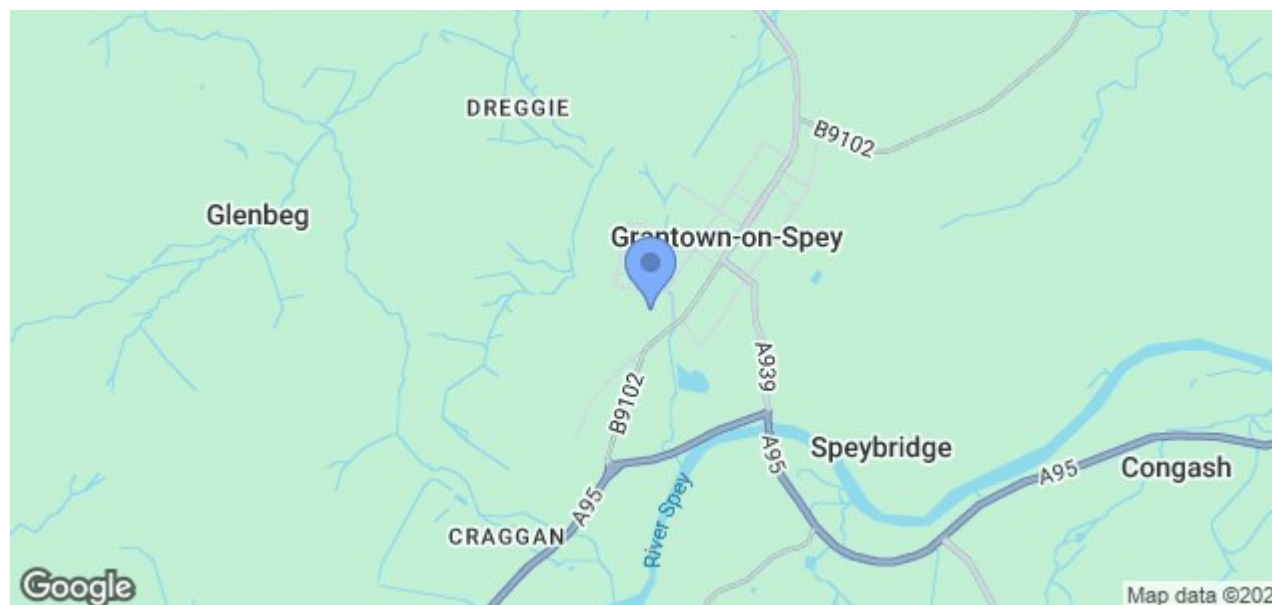
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 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



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