



masson
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solicitors and estate agents

15 Woodburn Place, Grantown On Spey, PH26 3ER
Offers Over £160,000

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

15 Woodburn Place is a characterful traditional stone-built mid terrace home offering well-proportioned two-bedroom accommodation together with a useful attic room and extensive additional storage. A door into a central hallway which provides access to the principal ground-floor rooms and incorporates a useful built-in cupboard. At the heart of the property is the generous open-plan living, dining and kitchen area, creating a sociable and flexible space for everyday living. The living area features exposed timber flooring and a focal fireplace, with French doors opening directly onto the outside terrace, while the kitchen is fitted with a good range of timber-effect base, drawer and wall units, contrasting worktops, sink, hob and extractor, together with space for appliances and a breakfast bar opening towards the living area. There are two comfortable double bedrooms on the ground floor, each offering good space for freestanding furniture, with one benefiting from exposed timber flooring and a traditional fireplace. The shower room includes a corner shower enclosure, wash hand basin, WC and heated towel rail while a loft ladder provides access to the first floor where a bright and versatile attic room benefits from a Velux window and useful floor space and an adjoining substantial attic area provides excellent additional storage. Outside, the property enjoys an enclosed, low-maintenance paved courtyard-style garden with timber fencing and a covered pergola immediately outside the French doors, creating a sheltered area for seating and outdoor dining while to the rear there is a communal green with clothes lines in addition to off street parking and a nearby secure timber store provides useful additional space for garden equipment, tools and general storage. EPC E Council Tax B, 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 E

Open Plan Living / Dining / Kitchen

3.75m x 6.83m (12'3" x 22'4")

A generously proportioned open-plan living space combining sitting, dining and kitchen areas in a practical and sociable arrangement. The sitting area features exposed timber floorboards and a focal fireplace with timber surround and inset electric fire, while glazed French doors provide excellent natural light and open directly onto the covered paved courtyard. There is ample space for both lounge and dining furniture, with the kitchen partially

divided by a breakfast bar. The kitchen is fitted with a range of timber-fronted base, drawer and wall units with contrasting worktops, incorporating a stainless-steel sink beneath a window, an electric hob with extractor above and space for a fridge/freezer and washing machine. There is tiled flooring to the kitchen area and ceiling lighting throughout.

Hallway

A central hallway providing access to both bedrooms and the shower room, together with a useful and large built-in cupboard. The hallway provides a practical separation between the living and sleeping accommodation and is finished with carpet flooring and ceiling lighting.

Bedroom One

3.16m x 3.46m (10'4" x 11'4")

A well-proportioned double bedroom with a large window providing good natural light and an outlook towards the courtyard garden. There is ample space for a double bed together with freestanding wardrobes and bedroom furniture. The room is finished with fitted carpet, a decorative fireplace and ceiling lighting.

Bedroom Two

3.15m x 3.24m (10'4" x 10'7")

A comfortable second bedroom with a window providing natural light and views over the communal green in addition to an attractive original-style fireplace with timber surround forming a characterful focal point. The room offers flexible space for bedroom furniture and currently accommodates a single bed with additional storage and play space. Exposed timber floorboards complement the room, together with ceiling lighting and a loft hatch with ladder leading to the attic room and further attic space.



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Shower Room

1.61m x 2.07m (5'3" x 6'9")

The shower room is fitted with a white suite comprising a curved corner shower enclosure with glazed screen and shower fitting, pedestal wash hand basin and WC. An opaque window provides natural light and ventilation while maintaining privacy, with additional ceiling lighting and an extractor fan. The room also benefits from a heated towel rail and exposed timber flooring.

Attic Room

Accessed by a loft ladder in the second bedroom, the attic room provides a particularly useful additional space with a Velux window that introduces plenty of natural light, while fitted carpet, power points and ceiling lighting make this a versatile area suitable for hobbies, occasional use, home working or additional storage.

Attic Space

Adjoining the finished attic room is a substantial further attic storage area which also offers scope for conversion subject to the necessary consents.

Outside & Store

The property enjoys an enclosed, low-maintenance courtyard-style garden laid predominantly with paving and enclosed by timber fencing. French doors from the living area open directly onto a covered pergola, creating a sheltered outdoor seating and entertaining area and extending the usable living space during warmer weather. There is also a large communal green and drying area, off street parking and a nearby secure timber store that provides useful additional space for bicycles, garden equipment, tools and general storage

Services

It is understood that there is mains water, drainage and electricity.

Entry

By mutual agreement.

Price

Offers over £160,000 are invited

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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Council Tax

Currently Band B £1778.24 p.a. (2026/27) including water rates. Single occupiers currently receive a 25% discount.

2026/27: 300% total charge (the standard rate plus a 200% premium). 2027/28: Planned increase to a 350% total charge. 2028/29: Planned increase to a 400% total charge (four times the base)

What Three Words Location

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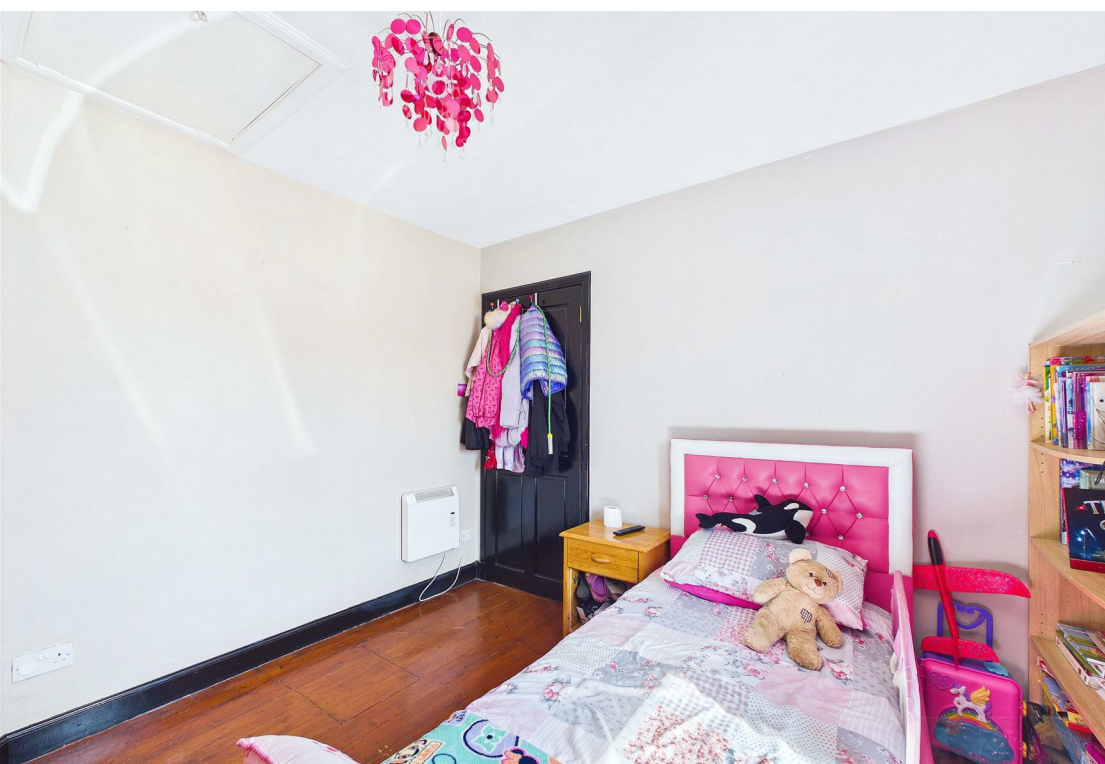
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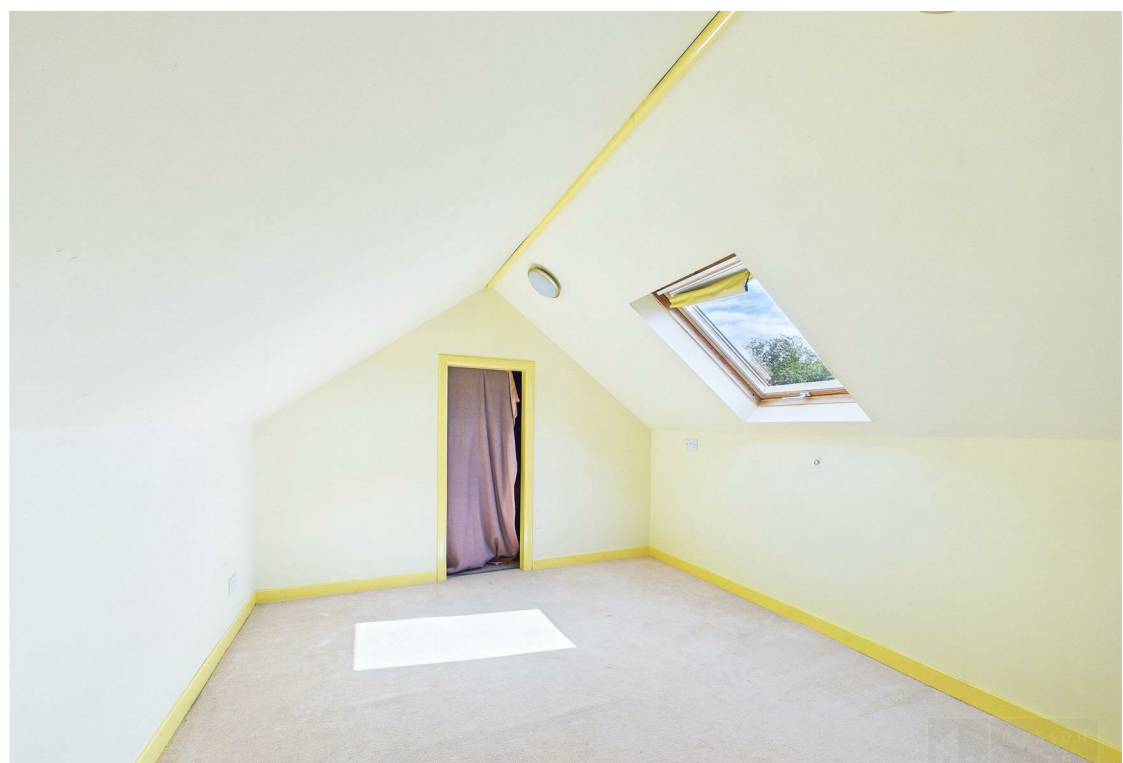
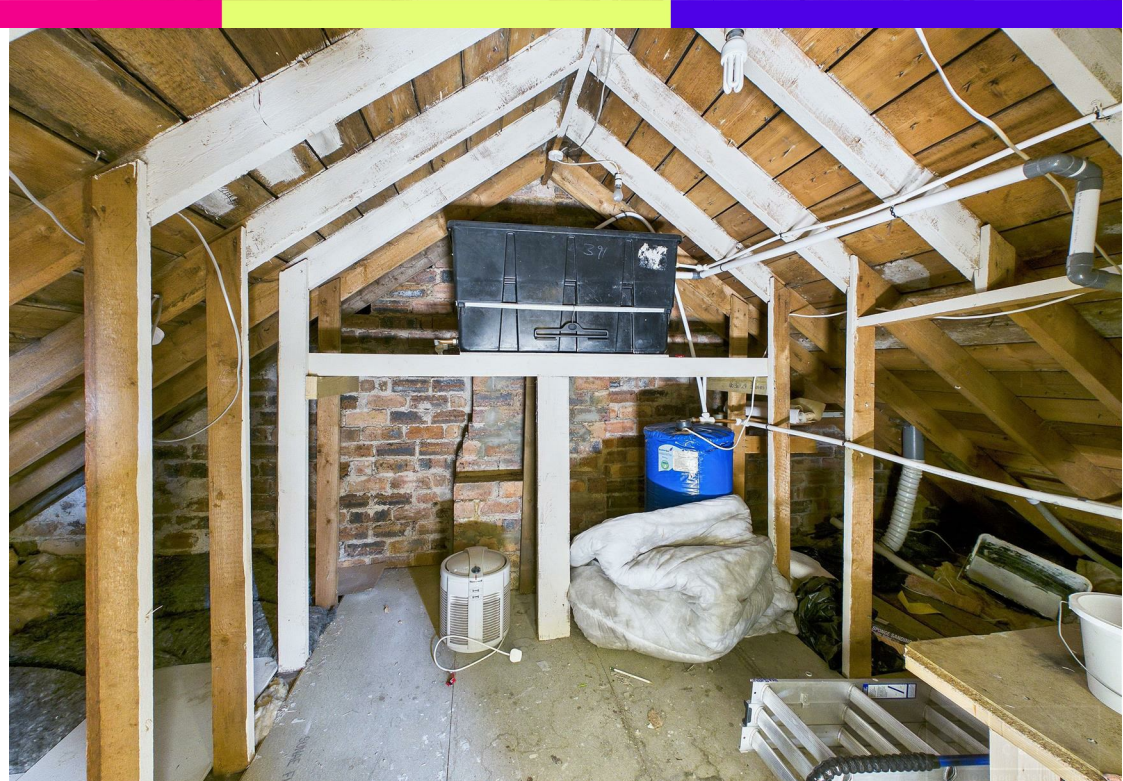
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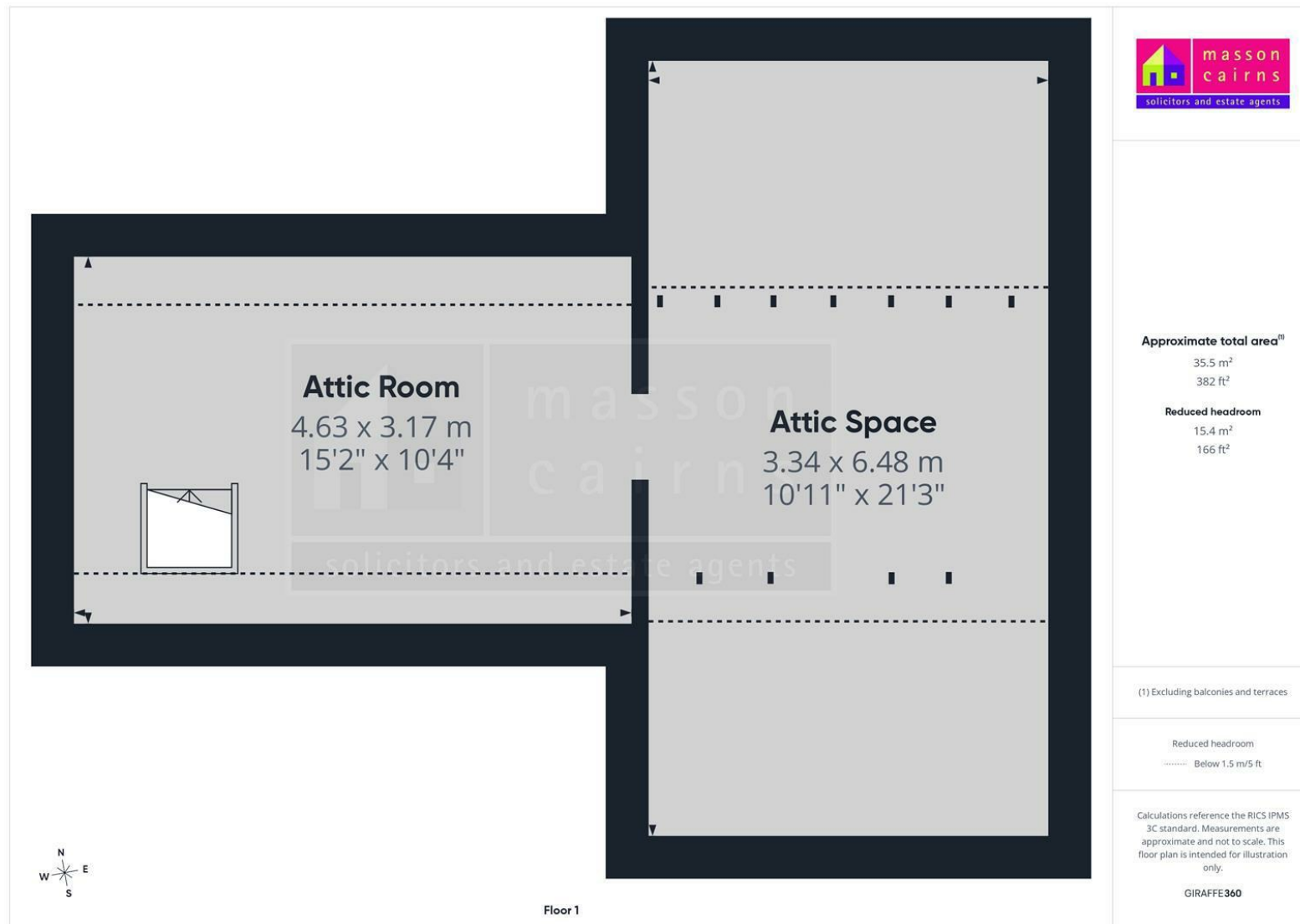
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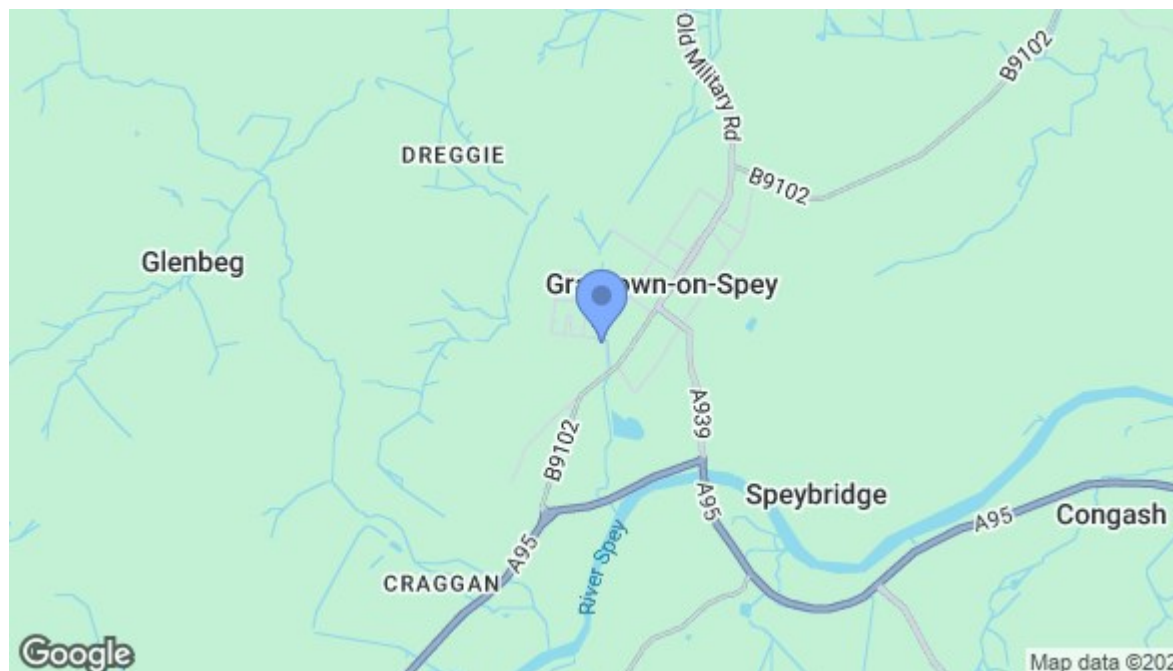
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 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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