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solicitors and estate agents

14 Woodburn Drive, Grantown on Spey, PH26 3FD

SOLD £315,000

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

SOLD - Superbly presented and immaculately maintained, this impressive three bedroom detached home offers spacious and stylish accommodation in a desirable residential setting, ideal for modern family living. The ground floor is thoughtfully arranged with a bright and welcoming sitting room with space for dining that centres around a feature fireplace and enjoys excellent natural light through twin-aspect windows. A seamless flow leads into the impressively equipped kitchen which features contemporary units, ample workspace and breakfast bar seating. French doors open into a charming conservatory, which offers wonderful views and access to the landscaped rear garden. A versatile ground-floor room currently used as a snug or third bedroom and a cloakroom WC complete the downstairs accommodation. Upstairs, the principal bedroom is spacious and peaceful, with excellent built-in storage and a stylish en-suite shower room. A further well-proportioned bedroom is serviced by a contemporary family bathroom with bath and overhead shower. Outside, the property continues to impress with a beautifully maintained garden featuring a mix of patio, lawn, and decked seating areas ideal for alfresco dining and entertaining. A gravel driveway provides generous off-street parking and leads to a detached garage with power and light in addition to lock block parking and a lawn to the front of the home. This is a truly turn-key property, combining charm, quality, and convenience in a sought-after location within the Cairngorms National Park. Viewing is highly recommended. EPC D Council Tax E Home Report available from 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

Hallway

The hallway of this superbly presented home offers a welcoming and stylish introduction to the property. Laid with large-format tiled flooring that continues seamlessly through to the kitchen and rear areas, it combines practicality with modern elegance. A painted staircase with carpet flooring leads to the upper floor, and there's a useful understair storage cupboard with power and light. With soft-toned décor and space for furniture such as a sideboard or console table, the hallway is bright, inviting, and sets the tone for the rest of the interior. Doors lead to the sitting room, kitchen/dining area, snug/bedroom three, and the downstairs WC.

Sitting Room & Dining Area

6.86m x 3.63m (22'6" x 11'10")

The sitting room and dining area is a warm and welcoming space that offers superb flexibility and style. Bathed in natural light from dual-aspect windows, this beautifully decorated room offers ample space for both relaxing and entertaining. The focal point is a charming fireplace with a timber mantle, which adds a cosy ambiance to the lounge area, while the generous proportions allow for a comfortable dining setup without compromise. Flowing easily into the conservatory and adjacent kitchen, it provides an ideal setting for everyday living or hosting guests.

Kitchen & Breakfast Area

2.79m x 5.64m (9'1" x 18'6")

The kitchen is beautifully appointed with a stylish and contemporary design, featuring stylish units in a modern sage finish complemented by white silestone work surfaces. A Bosch double oven is neatly

integrated alongside a matching induction hob and an illuminated extractor set against a striking blue tiled splashback. Additional integrated appliances include a dishwasher and a fridge freezer, offer both practicality and a clean, uncluttered look. A breakfast bar provides informal seating and extra workspace, while further full-height units offer ample storage, including a dedicated breakfast cupboard. Two windows to the rear flood the space in natural light and there is a further door to the garden.

Conservatory

3.03m x 2.97m (9'11" x 9'8")

The conservatory is a stunning and versatile addition to the home, designed to offer a seamless connection to the garden while providing a relaxing, light-filled space to enjoy year-round. With its vaulted glass ceiling and generous glazing throughout, the room is bathed in natural light and offers an inviting atmosphere perfect for morning coffee, quiet reading, or entertaining. Thoughtfully styled with a combination of tiled flooring and neutral tones, it creates a warm yet contemporary feel and offers ample space for comfortable seating. Twin doors lead directly to the garden, making this a practical and elegant extension of the main living areas.

Snug / Bedroom Three

2.82m x 3.59m (9'3" x 11'9")

Currently arranged as a cosy snug, this flexible room offers excellent versatility and could equally serve as a third bedroom, home office, or hobby room. The large window brings in plenty of natural light, while the soft décor and stylish built-in shelving with media storage create a relaxing yet practical space for unwinding or working from home.

WC

1.07m x 1.46m (3'6" x 4'9")

The WC is crisp and modern, featuring stylish dark tiling and crisp white fittings. A compact wall-mounted basin and illuminated mirror add to the contemporary feel, creating a smart and practical cloakroom space.

First Floor Landing

The first floor landing offers a bright and practical space with a Velux window drawing in natural light—ideal for a study nook or reading area. There is useful built-in storage, including a cupboard and an airing cupboard housing the water cylinder, with a mix of hanging and shelved space to keep things neatly organised.



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Principal Bedroom & En-Suite

3.06m x 3.93m & 2.64m x 2.41m (10'0" x 12'10" & 8'7" x 7'10")

The principal bedroom is a bright and generously proportioned space offering a relaxing retreat with elevated views through a large dormer window that floods the space with natural light. This room includes integrated wardrobe storage as well as convenient eaves access, ensuring ample space for clothing and essentials. The adjoining en-suite features a large shower enclosure with tiled surround, WC, and an extended vanity with inset basin and plenty of under-counter storage. A rear-facing opaque dormer window draws in natural light, adding to the comfortable design.

Bedroom Two

3.72m x 3.01m (12'2" x 9'10")

Bedroom Two is a spacious and inviting double room filled with natural light. The dormer window creates a lovely nook with room for a dressing table or desk. A built-in wardrobe provides excellent storage, with hanging rails and built in shelving.

Bathroom

2.68m x 2.36m (8'9" x 7'8")

The bathroom is well-appointed and generously sized, featuring a bath with a full height tiled surround and overhead shower, contemporary countertop square basin, wc, and an extensive vanity unit with plentiful storage and countertop space. A large double opaque window allows in an abundance of natural light, creating a bright and airy feel.

Outside & Garage

The garden is a true extension of the living space, beautifully landscaped and thoughtfully zoned for both relaxation and entertaining. A generous decked area provides the perfect setting for outdoor dining or lounging. A lawn area is framed by mature trees for added privacy. To the front, there is a neat monoblock driveway providing off-street parking, a lawn and shrubbed border and access to the detached garage. The garage, extending to approximately 21.4m² (6.16m x 3.51m) features a pitched roof, up-and-over door, power, and light. With a side window and timber access door, it's ideal for vehicle storage or as a practical workshop and storage area but offers flexibility for a variety of uses.

Services

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

Entry

By mutual agreement.

Price

SOLD

Viewings and Offers

Viewing is strictly by arrangement with and all offers to be submitted to:- Masson Cairns

Strathspey House

Grantown on Spey

Moray

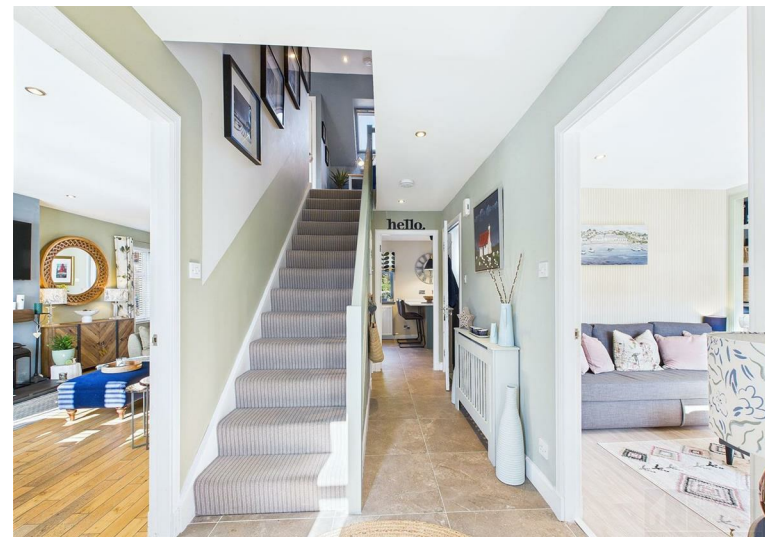
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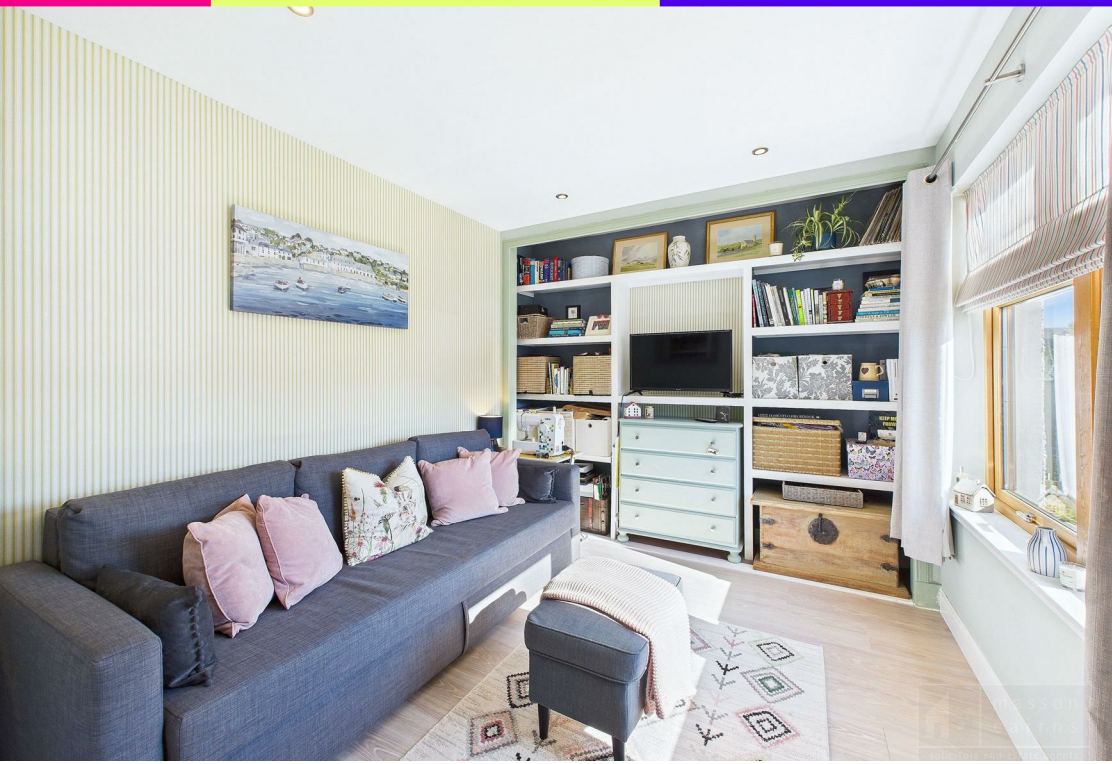
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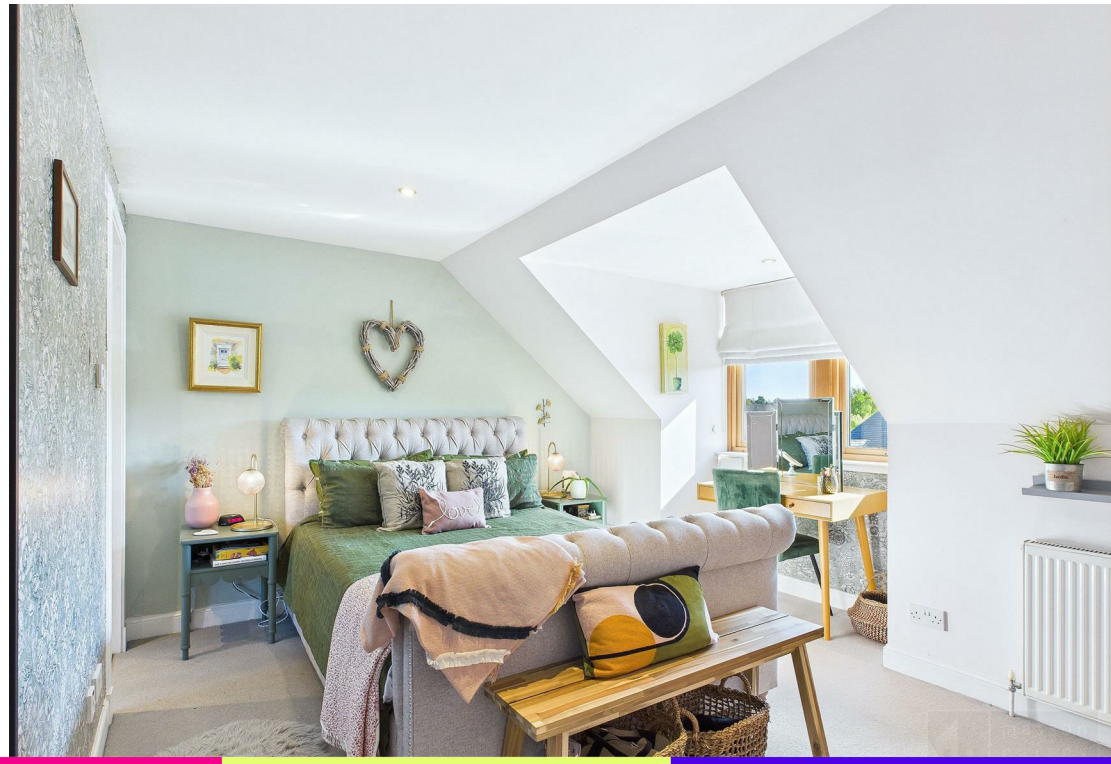
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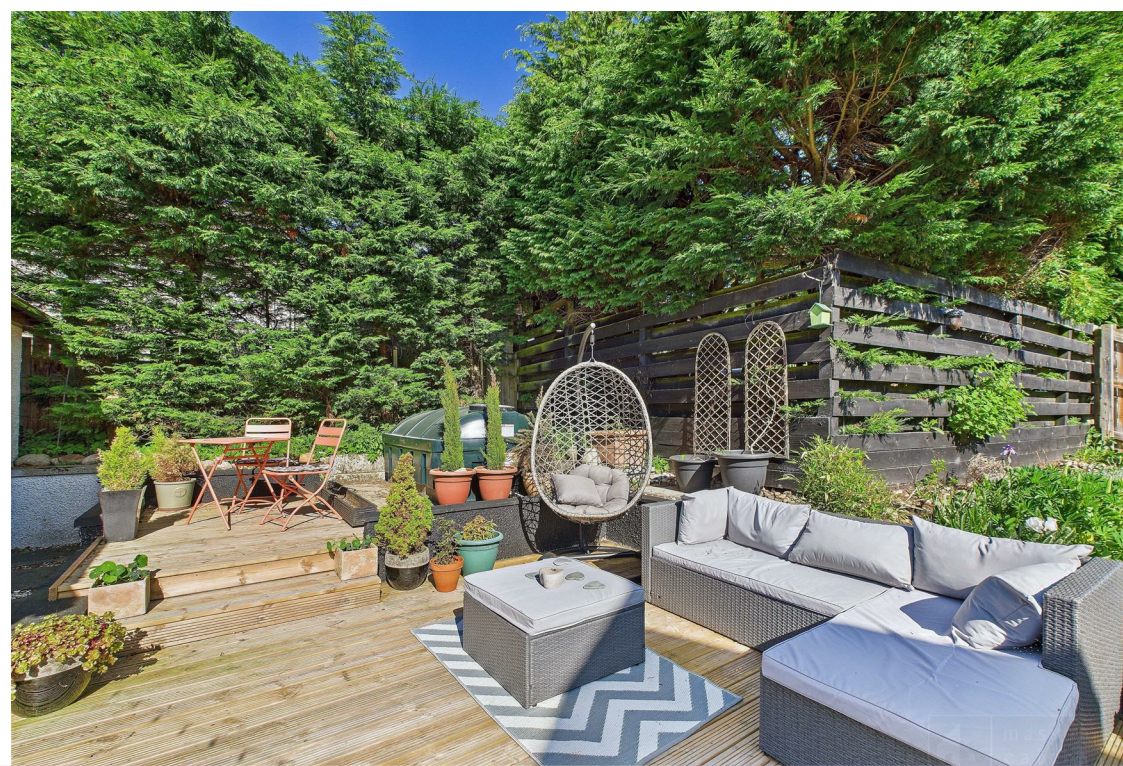




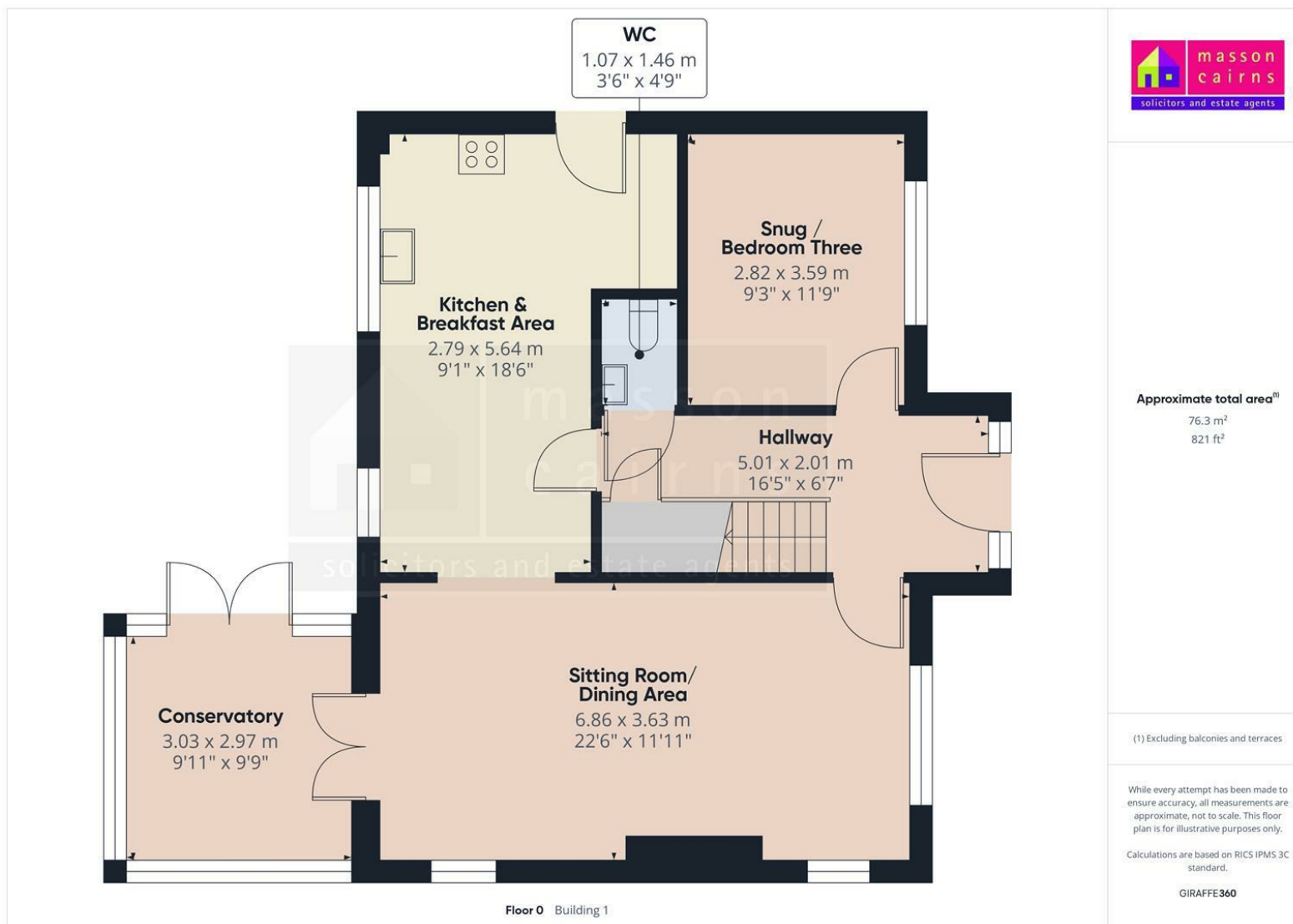












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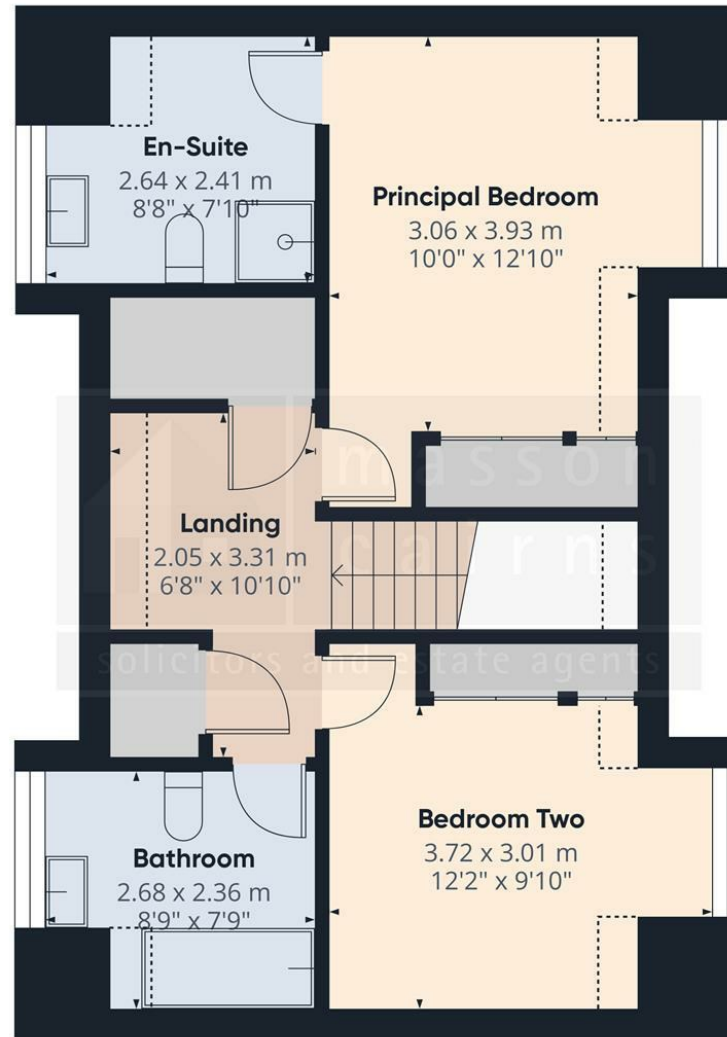
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Floor 1 Building 1



Approximate total area⁽¹⁾

48 m²
517 ft²

Reduced headroom

2.8 m²
30 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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.

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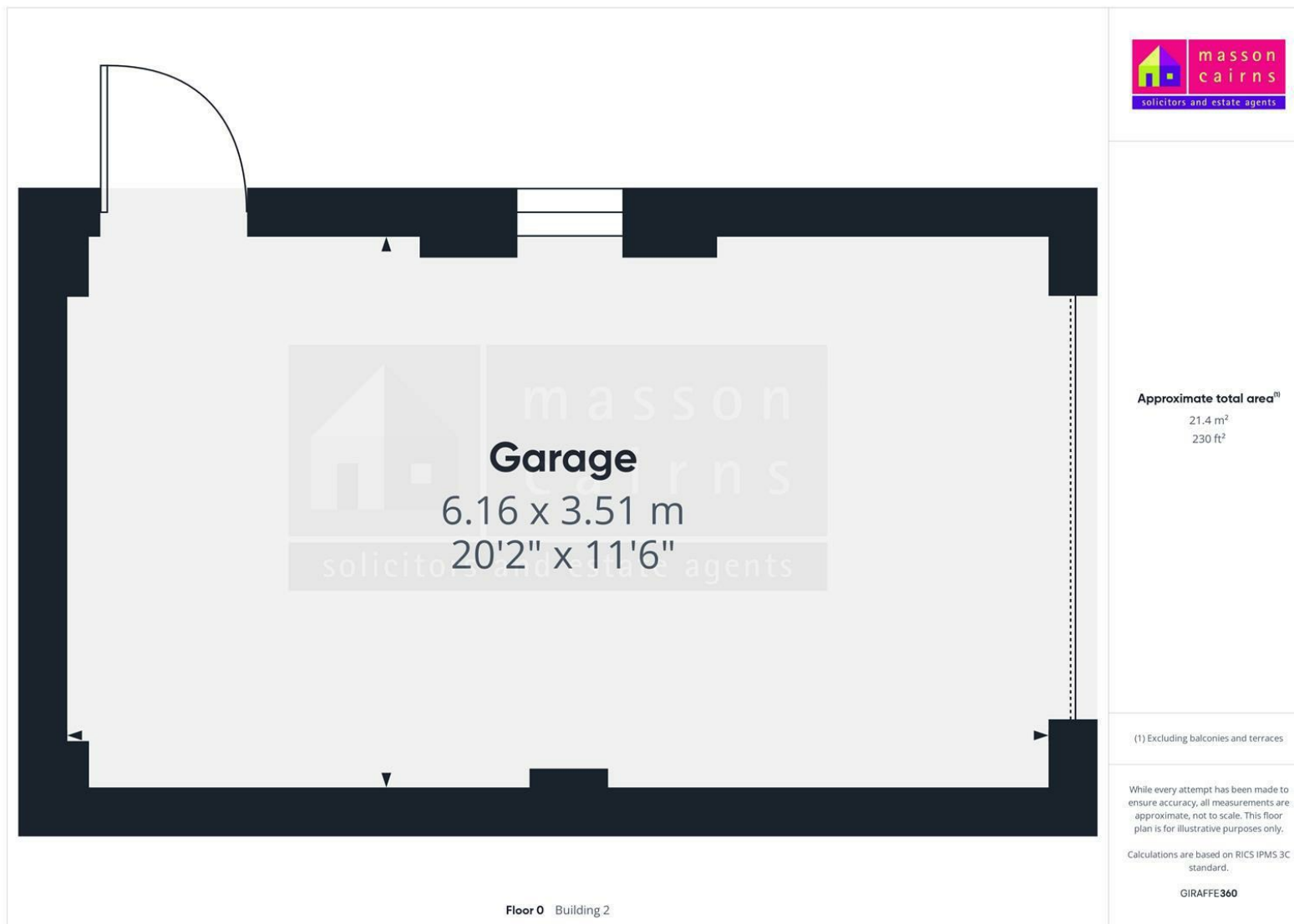
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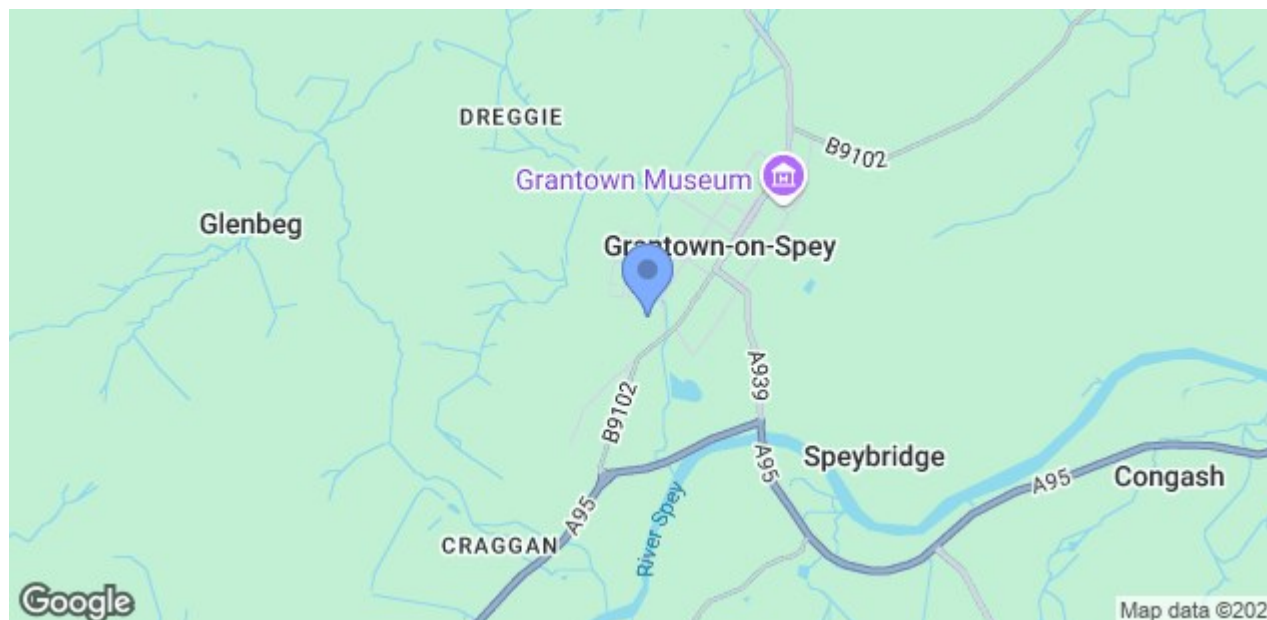
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 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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