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solicitors and estate agents

1 Woodburn Drive, Granttown On Spey, PH26 3FD
Offers over £240,000

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

A beautifully appointed three bedroom detached home with garage and beautiful gardens, all ideally located with easy access to woodland walks and the many amenities of this popular Highland planned town within the magnificent Cairngorms National Park. This immaculately presented property offers well proportioned and tastefully decorated accommodation over two floors comprising of a large lounge with bay window, well planned kitchen, three double bedrooms with integral wardrobes, useful study area, bathroom to the ground floor and separate shower room to the first floor. Outside the property boasts delightful garden grounds which are well stocked with a variety of mature shrub, hedge and tree planting, with lawned areas, a sunny patio and bound by privacy fencing. The detached garage is of block construction on a concrete base with power and light and the gravel driveway provides off street parking for two vehicles and is accessible via a double gate. Viewing is highly recommended. Energy Performance Certificate Rating D, Council Tax Band E

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Grantown On Spey

Situated within the Cairngorms National Park Grantown is the Capital of Strathspey and a leading tourist resort. It has a fine shopping centre, first class hotels and guest houses, Primary and Grammar schools offering education to university entrance standard, Cottage Hospital and Health Centre. Sporting facilities include 18 hole golf course, superb leisure centre with 4 court sports hall, climbing wall, fitness suite and 20m pool, excellent Salmon and Trout fishing in the River Spey and other waters, 8 tennis courts, bowling green, children's recreation park and forest walks through Grant Park. There are many places of interest to visit in the area with Grantown being the gateway to the Malt Whisky Trail. The Grantown Heritage Centre is open through the summer and Highland Games are held at different venues throughout the Spey Valley. Within easy reach are the Cairngorm Mountains for winter sports facilities and hill walking. The sandy beaches of the Moray Firth are also close by. Other distances from Grantown on Spey - Aviemore 15 miles; Elgin and Inverness 34 miles; Aberdeen 80 miles; Perth 95 miles.

Entrance Porch

1.50m x 2.20m 4'11" x 7'3"

A timber and glazed door opens into the entrance porch and in turn a 15 panel glazed door provides entry into the hallway. Hooks allow hanging for outdoor wear and there is space to store footwear. A low level cupboard houses the electrical switchgear. There is laminate flooring, ceiling lighting and a Dimplex panel heater.

Hallway

The spacious L-shaped hallway provides access to the lounge / dining room, bedrooms two and three

and the bathroom. Two cupboards provide great storage, one is shelved and provides hooks for hanging outdoor wear and the other is shelved and houses the Heatrae Sadia water tank. There is carpet flooring, ceiling lighting and a Dimplex storage heater.

Lounge / Dining Room

3.87m x 4.78m 12'8" x 15'8"

Light floods in the large bay window to the rear creating a bright and inviting lounge which is open to the kitchen giving rise to a wonderful sociable space for the family to gather together. Carpet stairs with pine balustrade provide access to the first floor and there is beautiful fresh laminate throughout, ceiling lighting and two storage heaters.

Kitchen

2.50m x 3.50m 8'2" x 11'6"

A lovely bright kitchen providing a good range of base, drawer and wall units with complementary worktop and tiling. Integrated within this fresh kitchen is a Leisure one and a half bowl stainless steel sink with mixer tap and integrated, a Kuppersbusch under counter fridge, Beko dishwasher and washing machine, an Indesit oven and grill and a Teka hob with Teka extractor hood over. Twin windows to the rear provide excellent levels of natural light and a timber door to the rear provides access out into the private decking area where you can sit and enjoy the peace and quiet with a lovely drink. A further large shelved cupboard offers great storage and there is laminate flooring, ceiling lighting and a Dimplex panel heater.

Bedroom Two

3.28m x 3.53m 10'9" x 11'7"

An inviting double bedroom enjoying a twin window to the front allowing in lovely natural light and benefitting from a double wardrobe providing fabulous hanging and shelved storage. There is carpet flooring, ceiling lighting and a Dimplex panel heater.

Bedroom Three

3.27m x 3.46m 10'9" x 11'4"

This lovely double bedroom overlooks the front garden through a twin window and enjoys fantastic storage within an integral double wardrobe. There is carpet flooring, ceiling lighting and a Dimplex panel heater.

Bathroom

2.02m x 2.37m 6'8" x 7'9"

A charming and fresh bathroom comprising of a Roca WC, white vanity unit with storage underneath with an inset wash hand basin with mixer tap and a bath with mixer tap housing a mains pressure shower with chic tiling surrounding. There is laminate flooring, ceiling lighting, a chrome towel warmer, Primeline extractor and a shaver point light.

Study Area

3.12m x 4.24m 10'3" x 13'11"

A charming staircase with pine balustrade leads up to the first floor landing and this light and spacious area is currently being utilised as a study area. A Velux window to the rear allows in good natural light and doors open to the master bedroom and the shower room. There is carpet flooring, ceiling lighting and a Dimplex panel heater.



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Master Bedroom

4.96m x 3.40m 16'3" x 11'2"

An spacious double bedroom which has a window to the rear and a Velux window to the front allowing the natural light to flood through. Two generous cupboards provide a magnitude of storage and there is carpet flooring, ceiling lighting and a Dimplex panel heater.

Shower Room

1.74m x 4.24m 5'9" x 13'11"

A generous, well proportioned shower room in white comprising of a Roca WC, pedestal wash hand basin with mixer tap and a Bi-fold shower enclosure housing a Mira Sport electric shower with chic tiling surrounding. A Velux window to the front allows in good levels of natural light. There is laminate flooring, ceiling lighting, a Primeline extractor, chrome towel warmer and a shaver point light.

Garage

6.0m x 3.5m 19'8" x 11'6"

An up and over door opens into the front of this spacious stone build garage which has concrete flooring, power and light. A timber door provides access at the side and a window gives good natural light.

Outside

An attractive low level wall surrounds the front garden and a timber gate opens at the front providing access to the paved path which leads to the entrance. The established front garden is laid with beautiful flowers, bushes and shrubs and there is an area of lawn. At one side of the property is a wonderful private haven with a lawned area, lovely established planting and a high level timber fence

surrounding. A gravel pathway leads along the other side which is decorated with planting to the spacious rear garden. The rear garden is laid with gravel and is surrounded by high level fencing. There is parking for several vehicles, access to a large garage and double timber gates provide entry out into the quiet cul-de-sac. There is an outside tap. There is an area of decking situated to the rear door where you sit and enjoy a drink in the peaceful sunshine.

Services

It is understood that there is mains electricity, water and drainage. There are PV solar panels with feed in tariff.

Home Report

To obtain a copy of the home report, please visit www.massoncairns.com where an online copy is available to download.
EPC Rating D

Entry

By arrangement

Price

Offers over £240,000 are invited

Viewings and Offers

Viewing is strictly by arrangement with and all offers to be submitted to:- Masson Cairns
Strathspey House
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Moray
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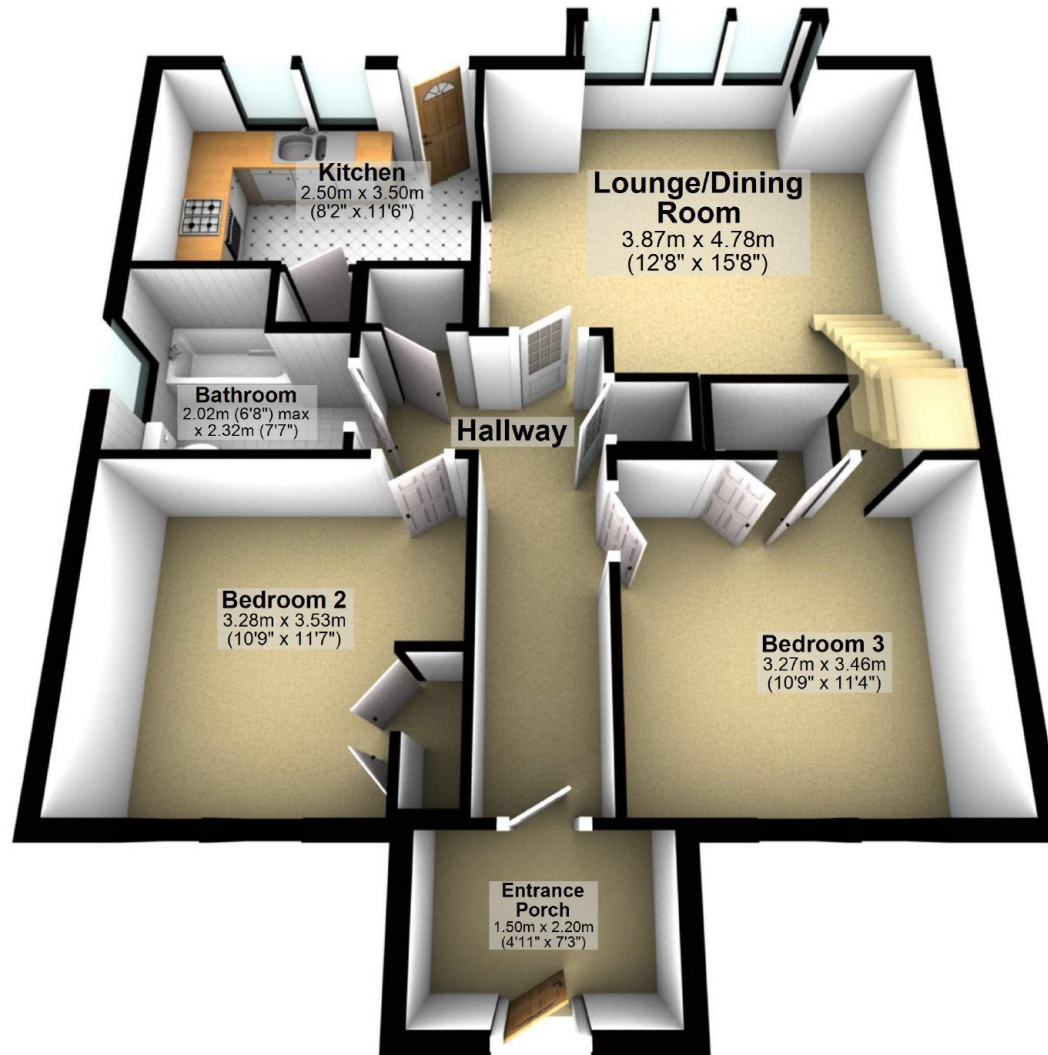
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Ground Floor



Plans not to scale, for illustration only



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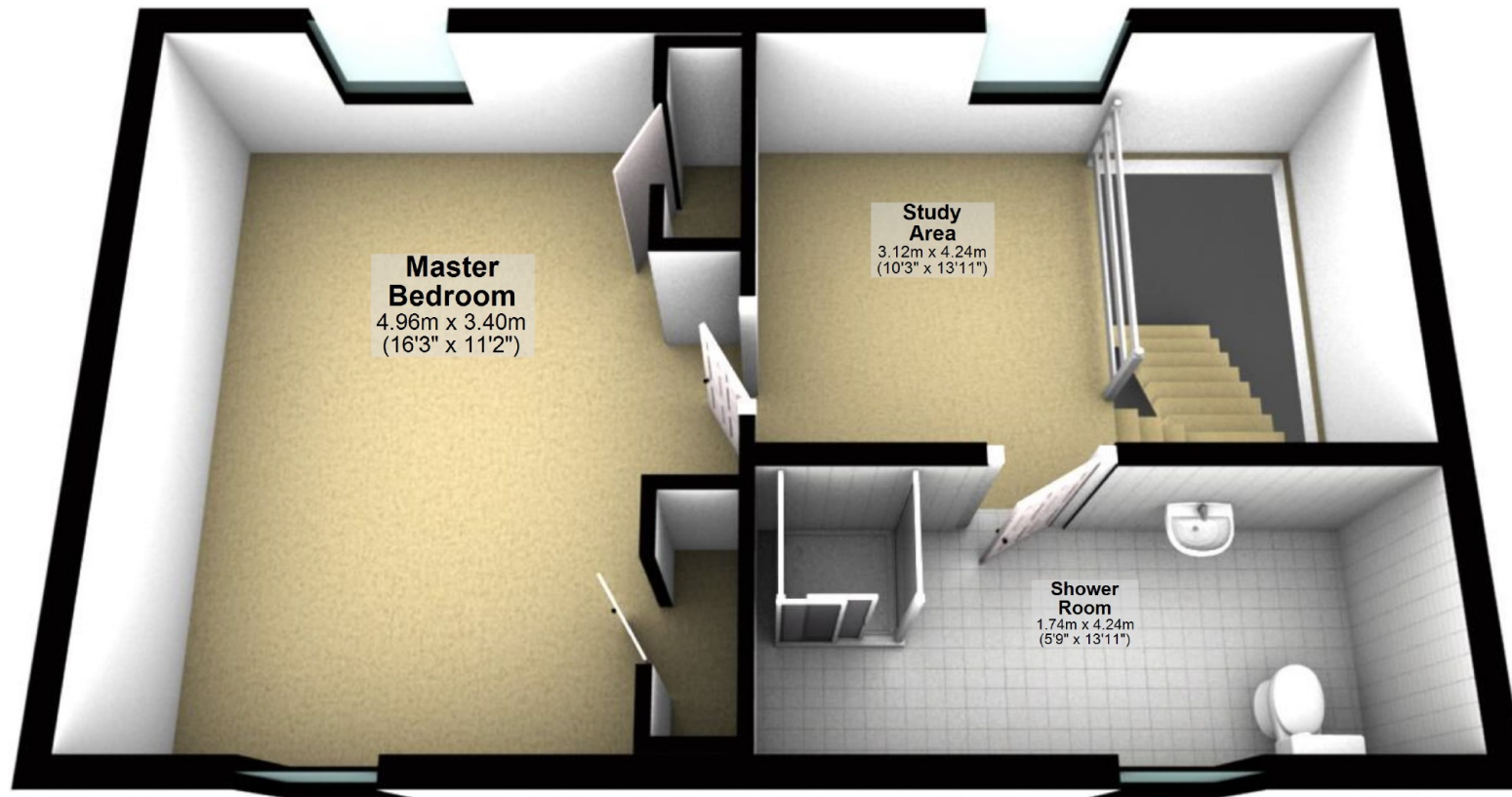
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First Floor



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Garage



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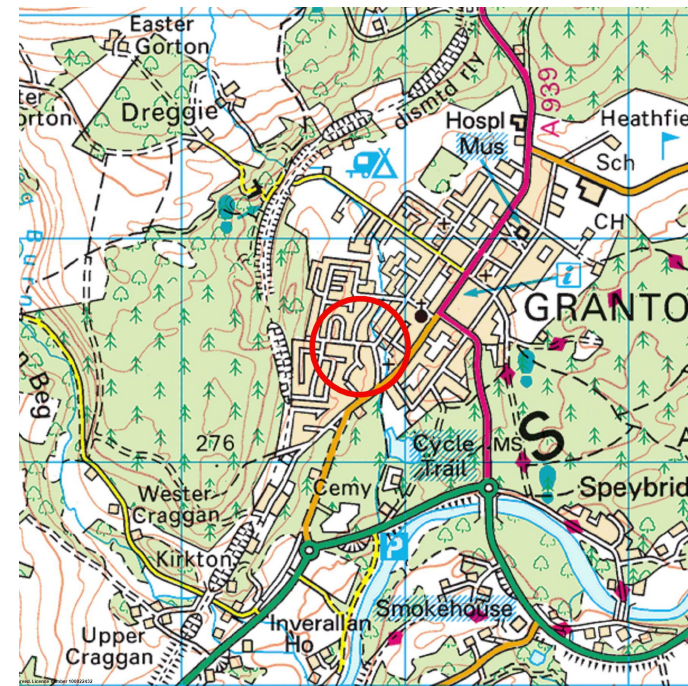
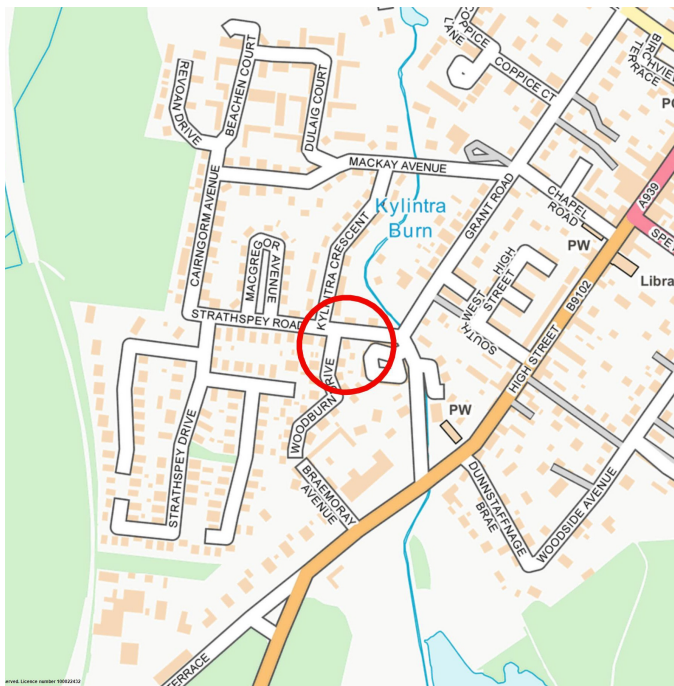
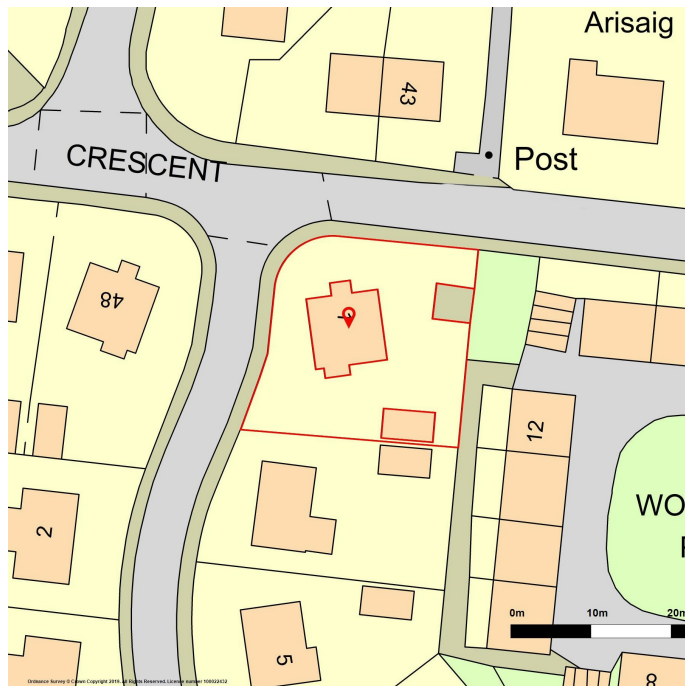
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**While the above particulars are believed to be correct
they are not guaranteed and all offerers must satisfy
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