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4 Woodburn Place, Grantown on Spey, PH26 3ER  
UNDER OFFER £160,000

Contact us on 01479 874800 or visit [www.massoncairns.com](http://www.massoncairns.com)

solicitors and estate agents



UNDER OFFER - Located in the charming town of Granttown on Spey, this delightful two bedroom end terrace house offers a wonderful opportunity for those seeking a cosy and manageable home. The property offers well laid out living with accommodation comprising a bright front facing sitting room with a cosy focal wood burning stove set on a slate hearth, a well equipped and modern kitchen, stylish shower room and two generous double bedrooms . Outside, the convenience of off-street parking for two vehicles, complete with a carport and timber garage, ensures that you'll never have to worry about finding a parking spot and the amenity is continued with the enclosed front garden which is surrounded by timber fencing and features a low-maintenance artificial lawn, providing a lovely, sunny outdoor space to enjoy. Ideal for first-time buyers young families or downsizers, this home offers an affordable purchase which is situated close to the centre of town, offering easy access to local amenities. Additionally, being located in the stunning Cairngorms National Park means you'll have breath taking natural beauty right on your doorstep. Don't miss out on the chance to make this charming property your own and enjoy the best of both town and country living in this picturesque location. EPC Rating E, Council Tax band B

To obtain a copy of the home report, please visit our website [massoncairns.com](http://massoncairns.com) where an online copy is available to download

## UNDER OFFER £160,000



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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, the Craigellachie Nature Reserve, 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

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EPC Rating E

### Entrance Hall

Enter through a high performance uPVC door with a glazed insert, leading into an entrance vestibule featuring a high level cupboard housing the electrical consumer unit and space for hanging outerwear. There is timber laminate flooring and ceiling lighting. A secondary glazed timber door opens to the hall lined seamlessly with the same timber laminate flooring. Additional doors provide access to

further living spaces and there is a hatch providing access to the attic space.

### Sitting Room

3.73m x 4.59m (12'2" x 15'0")

Enjoy the comfort of this inviting sitting room, which includes a large window overlooking the front garden and which floods the space with natural light. In addition, there is laminate flooring, and a wood burning stove set upon a slate hearth. Ceiling lighting adds a warm ambiance. a opening leads to the kitchen.

### Kitchen

3.10m x 2.13m (10'2" x 6'11")

This well-equipped kitchen features a good range of base, wall and drawer units with complementary counter tops and tiled splash backs, a stainless steel sink with drainer with mixer tap, and a window overlooking the rear of the property. The kitchen features an integral Bosch oven with grill and an integral Zanussi 4 burner induction hob with extraction overhead. There is also space and plumbing for a washing machine, an integral dishwasher, and space for a fridge freezer.

### Bedroom One

3.05m x 3.45m (10'0" x 11'3")

A charming bright double room with a window to the front of the property that allows in generous levels of natural light. There is room for freestanding storage furniture, ensuring the room remains organised and clutter free. There is carpet flooring and ceiling lighting.

### Bedroom Two

3.05m x 3.28m (10'0" x 10'9")

The second bedroom is another spacious and inviting double room, featuring a window to the rear of the property, allowing an abundance of natural light to filter in and



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illuminate the space. There is carpet flooring and ceiling lighting.

#### Shower Room

1.67m x 1.92m (5'5" x 6'3")

There is a corner shower unit, a flush mounted wash hand basin and vanity unit with chrome mixer tap. Adjacent to the wash hand basin, you'll find a WC and a privacy window to the rear fills the room with natural light, creating a bright and airy atmosphere, as well as providing extra ventilation.

#### Outside

The front garden is bounded with a timber fence, while the mature potted planting adds to the natural beauty of the area. Off road parking is available for two vehicles, including a carport and timber garage with double doors. The driveway to the side makes it easy to access the property and the space is mainly laid to a mixture of tarmac and block paving on one side and areas of artificial lawn to the other allowing for ease of maintenance or as a blank canvas for further development. To the rear of the home is a decked area and leading to a large communal drying green and lawned area as well as a further dedicated storage shed. Equally the outside space lends itself to further extension of the property should this be required in future subject to the necessary consents.

#### Timber Garage

4.85m x 7.16m (15'10" x 23'5")

A real feature of the outside is the amenity offered by the timber garage, featuring a solid concrete base that provides ample space for vehicle storage and workshop activities. Equipped with power and lighting, this versatile space offers endless possibilities for hobbies, storage, or DIY projects, catering to the needs and preferences of the homeowner.

#### 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  
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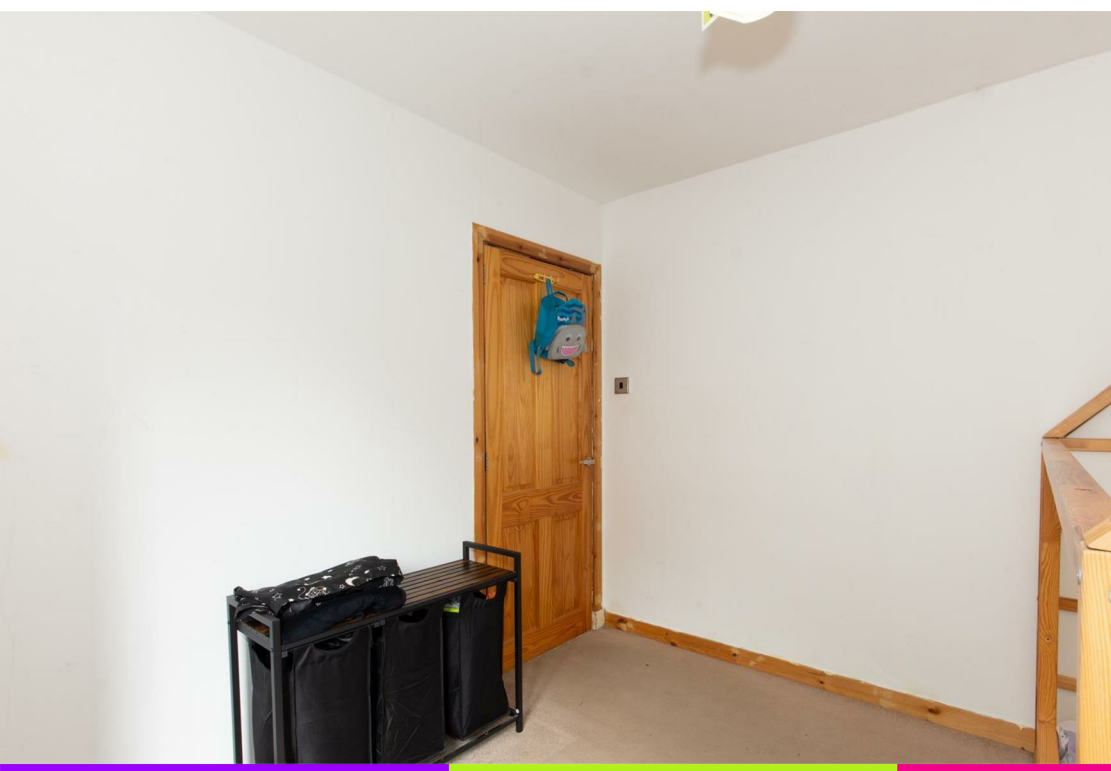








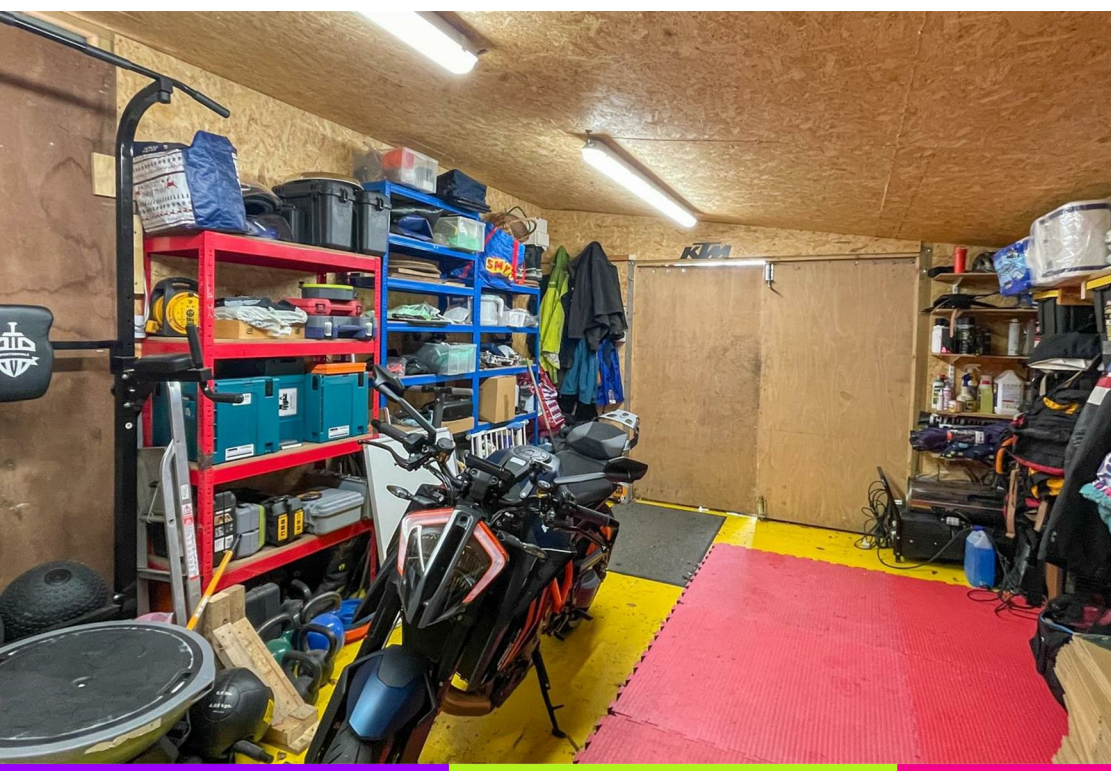
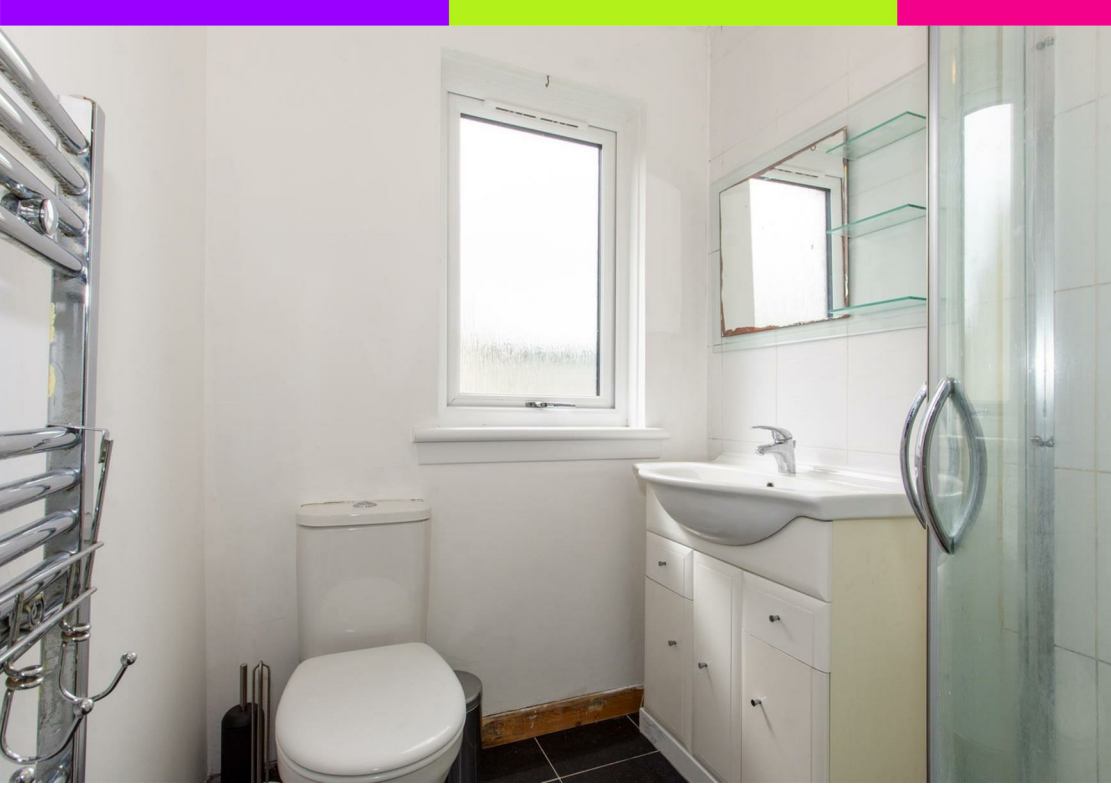




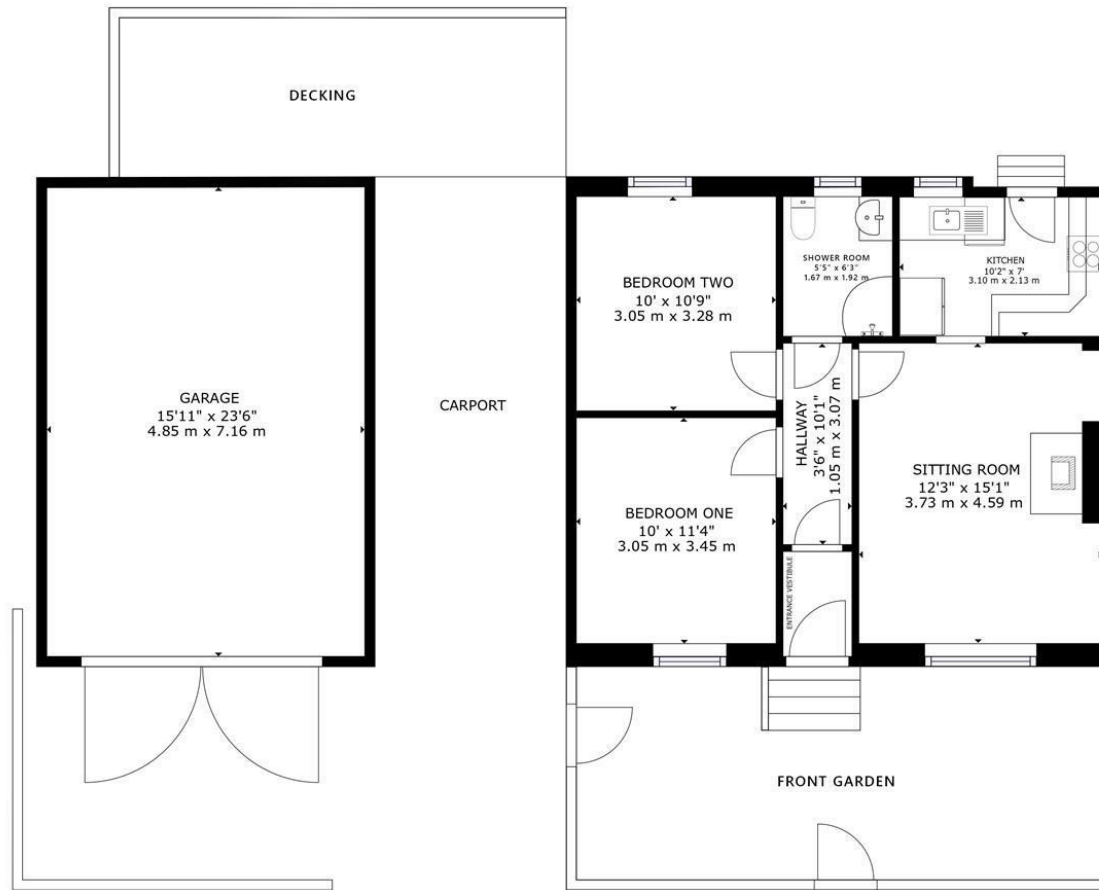












GROSS INTERNAL AREA  
 FLOOR 1: 616 sq ft, 57.26 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 375 sq ft, 34.84 m<sup>2</sup>, CARPORT: 235 sq ft, 21.8 m<sup>2</sup>, PATIO: 182 sq ft, 16.88 m<sup>2</sup>  
 TOTAL: 616 sq ft, 57.26 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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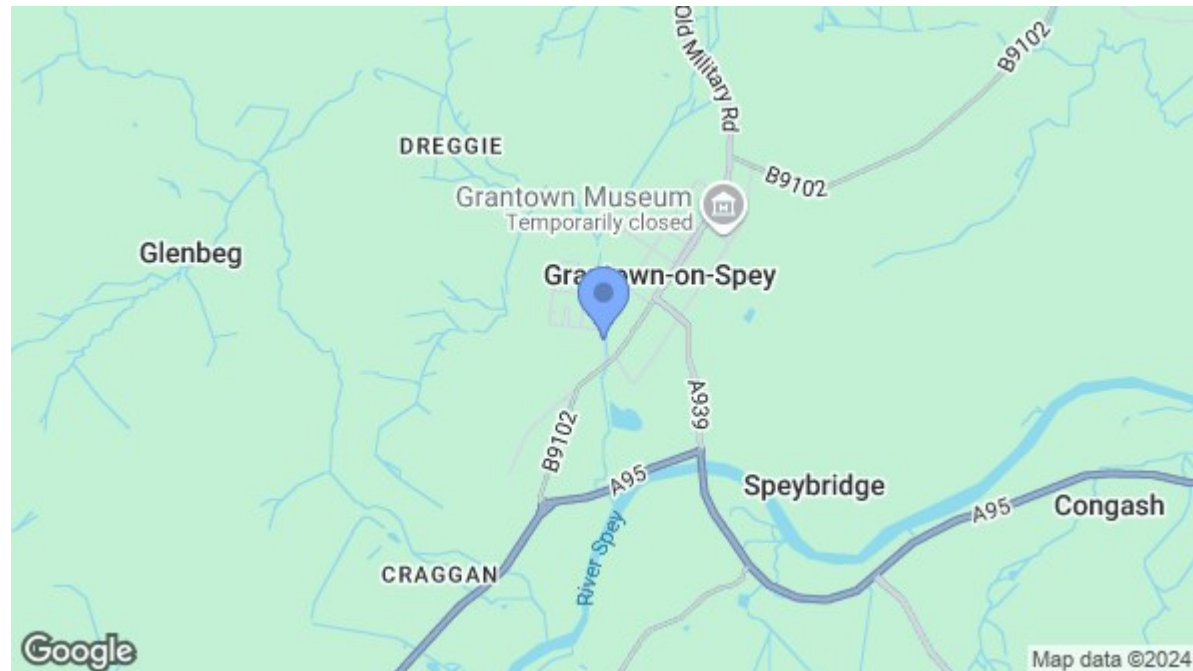
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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>54</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>	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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