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Pineview, Woodside Avenue, Grantown On Spey, PH26 3JR

Offers Over £495,000

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solicitors and estate agents

Located in a peaceful plot just off the beautiful Woodside Avenue in Granttown On Spey, this charming four-bedroom detached house is a hidden gem. Spanning two floors, it offers plenty of space for a variety of purchasers. The open-plan layout connects the kitchen, dining, and living areas seamlessly, with natural light pouring in through large windows, creating a warm and inviting space. The property sits on approximately 0.4 acres of private, well-maintained gardens, offering ample room for outdoor activities or relaxation. In addition to this, the sale includes 1.4 acres of adjacent woodland, providing a peaceful retreat just outside your door—ideal for those who enjoy nature and tranquillity. Located in the heart of the Cairngorms National Park, the property combines the benefits of a quiet, natural setting with the convenience of nearby amenities. With its generous living spaces, beautiful gardens, and woodland, this home presents a rare opportunity to enjoy both comfort and nature in one of the Highlands' most sought-after locations. EPC Rating E, Council Tax Band G

To obtain a copy of the home report, please visit our website massoncairns.com where an online copy is available to download.

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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 Hallway

A spacious and inviting hallway providing access to the kitchen / diner, lounge, shower room, bedroom four and where timber open stepped carpeted stairs lead up to the first floor. The Risco Group Northern Security alarm is located here (currently with batteries removed) and there is a radiator, wall and ceiling lighting, a window to the front and beautiful Amtico flooring.

Sitting Room

7.27m x 4.46m (23'10" x 14'7")

Spacious and light with two full height windows to the side and a further two windows and a glazed door to the rear allowing in an abundance of light centred around a homely wood burning stove (which can heat the water tank for added efficiency) with black hearth and surround. Double panelled doors open out into the beautiful front garden and there is ceiling and wall lighting, a radiator and 22mm engineered oak flooring.

Kitchen / Dining

4.07m x 4.30m / 4.07m x 2.95m (13'4" x 14'1" / 13'4" x 9'8")

An open plan kitchen diner with four windows to the side allowing in an abundance of natural light. There are a range of ivory units, with marble effect worktops and an island unit providing ample work space and storage in addition to a one and a half bowl sink with drainer. There are a number of fully integrated quality appliances including a Bosch dishwasher, single oven, combination microwave oven and integrated fridge in addition to a Siemens induction hob with Bosch extractor fan over. The dining area has ample space for an eight seater dining table and chairs and there are double doors leading into the sitting room, which when opened create a wonderful open plan living space. There is Karndean flooring throughout, ceiling lighting and two radiators.

Utility Room

2.50m x 1.45m (8'2" x 4'9")

The utility area offers good storage and there is a stainless steel sink with twin taps in front of a window allowing views out to the side garden. There is a radiator in addition to a undercounter space and plumbing for a washing machine and practical tiled flooring ensures the space is easy to maintain.

Sun Room

5.2m x 4.27m (17'0" x 14'0")

A spacious and light room with full height windows to the front providing an abundance of light in addition to double doors allowing access to the front driveway and gardens. There are further doors providing access to the rear garden and there is an integral door with access to the garage and its first floor storage / home working space. The sun room benefits from the same tiled flooring as in the utility room and has a radiator and wall mounted lighting.

Bedroom Four

3.15m x 4.09m (10'4" x 13'5")

Currently utilised as a home working space, this welcoming and spacious room with two windows to the side and one to the front allows for an abundance of light. The room also benefits from triple sliding door integrated wardrobes offering hanging and shelved storage. The water tank is also located here. There is carpet flooring, a radiator and ceiling lighting.

Shower Room

1.75m x 2.25m (5'8" x 7'4")

A fully tiled streamlined shower room with WC, wash hand basin with mixer tap and a shower with pivot door encasing a Mira shower. There is a heated towel rail, shaver point, Amtico tile effect laminate flooring, ceiling lighting and further lighting above the shower and the wash hand basin.

Landing

A warm and inviting area which currently has a large bookshelf and a comfy chair creating a cosy place to sit and unwind with a book. Two Velux windows let in natural light and there is carpet flooring, ceiling and wall lighting and a large linen cupboard. This spacious landing offers access to the principal bedroom, bedrooms two and three and the bathroom. There is hatch leading to the attic space.

Principal Bedroom & En-suite WC

3.88m x 5.22m & 2.51m x 1.15m (12'8" x 17'1" & 8'2" x 3'9")

A spacious and light room with two large picture windows in addition to a glass and timber door which leads out to a private veranda overlooking the lawned garden area and woodlands beyond offering the ideal place to sit and enjoy the views. There are three large mirrored doors which encase an en-suite WC on one side and a large storage area at the other side. There is also a large double sliding door wardrobe offering an abundance of shelving and hanging storage. The en-suite features a WC encased by a white vanity unit and a wall hung wash hand basin with mixer tap. There is a mirrored bathroom cabinet with shaver point and light. A Velux window provides a source of in natural light as well as ventilation.



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Bedroom Two

5.81m x 7.00m (19'0" x 22'11")

A uniquely shaped room with windows to the front and rear creating a light and airy ambience with views out to the gardens. An abundance of storage is offered in several cupboards discreetly placed around the room. There is 22mm engineered oak flooring, radiator and ceiling lighting.

Bedroom Three & En-suite

2.81m x 4.18m & 2.24m x 1.28m (9'2" x 13'8" & 7'4" x 4'2")

A warm and spacious room with a Velux to the rear and two windows to the side allowing views out to the garden and benefitting from an en-suite shower room. There is a double sliding door wardrobe offering great shelving and hanging storage. A fully tiled en-suite shower room with under floor heating and a window to the side, comprising of Geberit wall hung WC, wash hand basin with mixer tap and Matki sliding door shower enclosure housing a mains pressure shower. There is a mirrored cabinet with lighting neatly placed above the wash hand basin and there is a heated towel rail.

Bathroom

2.97m x 3.00m (9'8" x 9'10")

A spacious and luxurious room with a four piece suite in white comprising bath, wash hand basin with twin taps, Armitage Shanks WC and a Daryl sliding door corner shower housing a mains pressure shower unit and all surrounded with tiles and complemented with laminate flooring. There is a heated towel rail, ceiling lighting and further lighting above the shower.

Garage & Home Working Space

5.87m x 5.81 & 5.87m x 3.63m (19'3" x 19'0" & 19'3" x 11'10")

A spacious double garage with two up and over doors to the front and a side access door leading from the sun room. There is a timber staircase providing access to the home working space and there is a storage cupboard placed neatly under the stairs and further cupboards providing ample storage solutions. There is a window to the rear allowing views out into the garden and there is concrete flooring and ceiling lighting.

The loft is a spacious and private area accessed from a staircase in the garage. There are windows to the front and rear allowing for plenty of light and offering views out to both the front and rear gardens. There is carpet flooring, power and phone points, ceiling lighting and radiator. An ideal space for a games room, home gym, home office or studio.

Outside

The gardens are a real feature of the property and provide excellent outside living areas. The property is approached via wrought iron gates into a large lock

block driveway with parking for several vehicles. To the kitchen side of the property there is a separate garden area with a sizable vegetable patch, patio seating area and separately fenced off area which would be ideal for housing pets. The main gardens are beautifully arranged with mature shrub and tree planting providing a great degree of privacy and bounded to one side by the Free Church woods (of which 1.4 acres are included in the sale).

Services

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

Entry

By mutual agreement.

Price

Offers over £495,000 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

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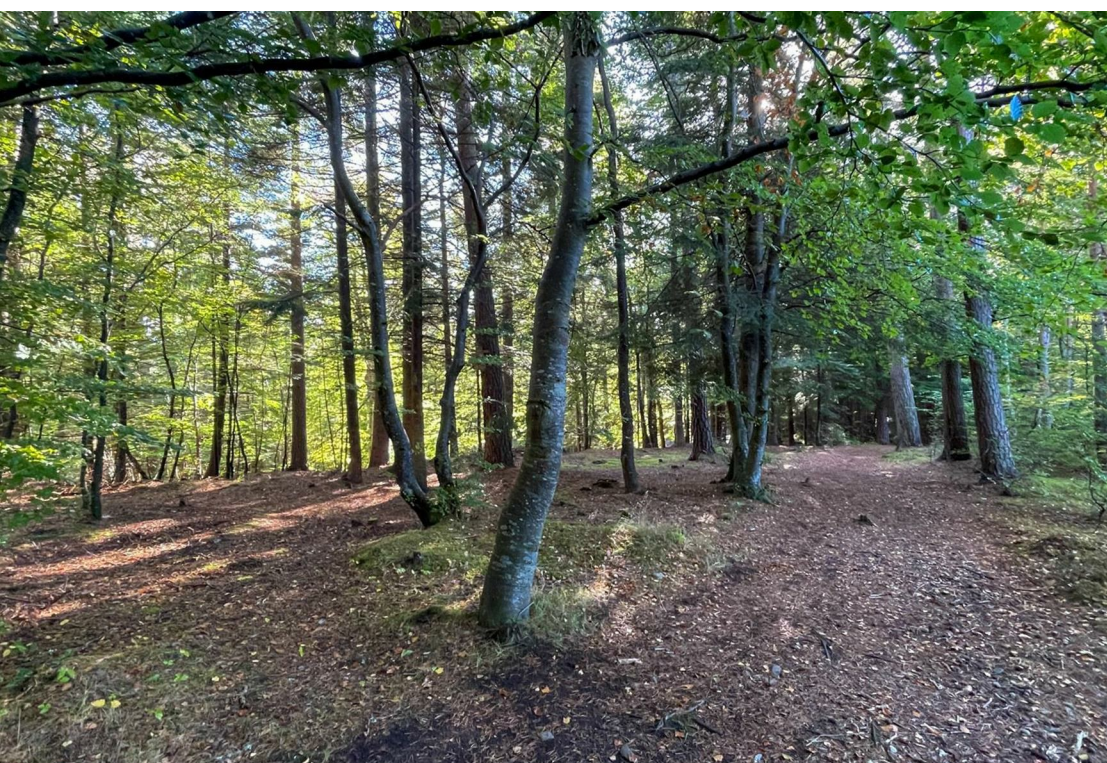
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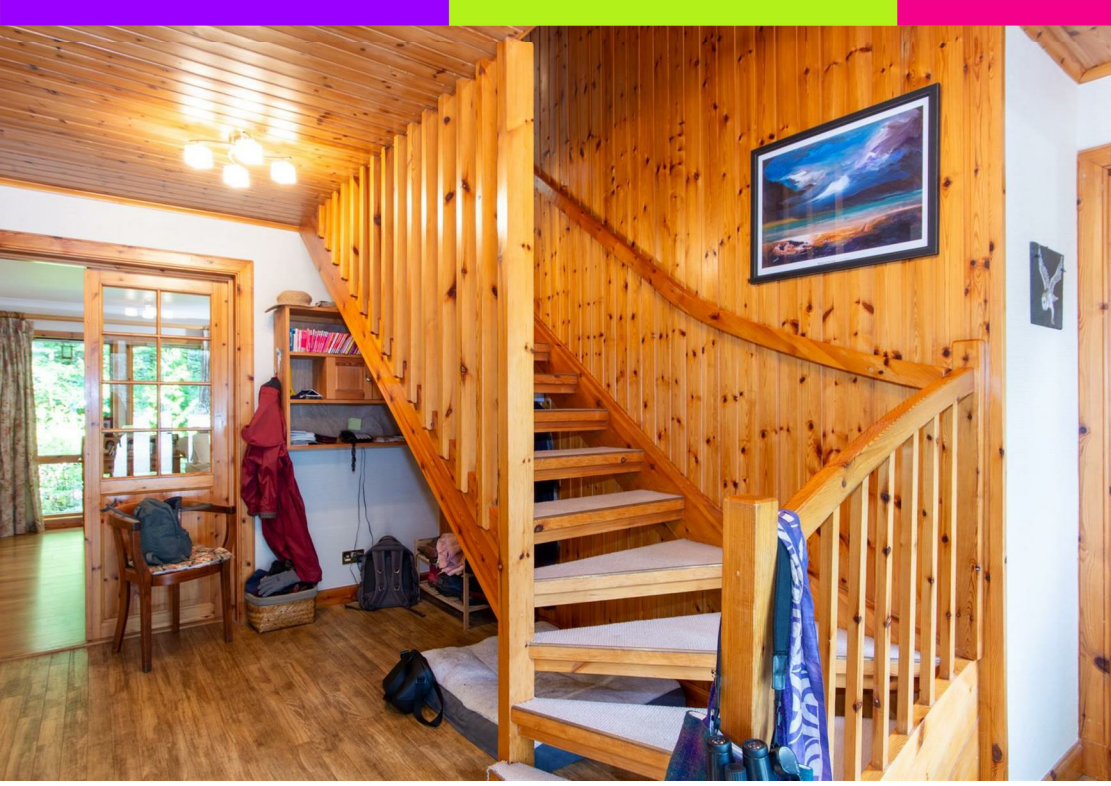














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GROSS INTERNAL AREA
 FLOOR 1: 1,506 sq. ft, 140 m², FLOOR 2: 1,276 sq. ft, 117 m²
 TOTAL: 2,654 sq. ft, 246 m²
 EXCLUDED AREAS: GARAGE: 185 sq. ft, 17 m²
 REDUCED HEADROOM BELOW: 1.5 M: 51 sq. ft, 5 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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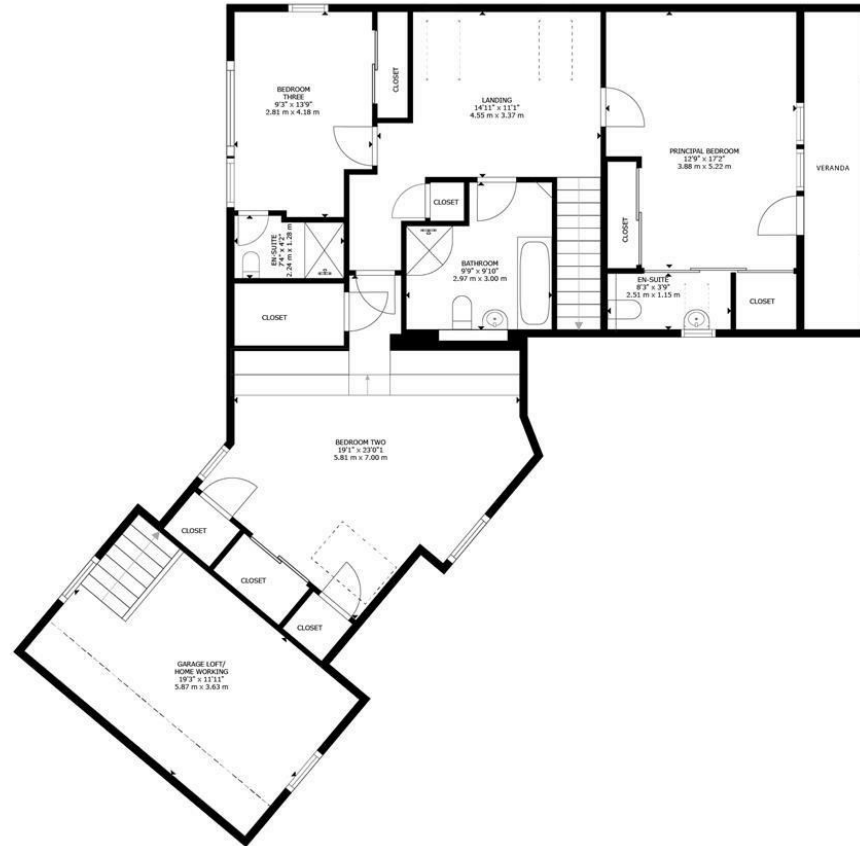
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FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 1,506 sq. ft, 140 m², FLOOR 2: 1,276 sq. ft, 117 m²
 TOTAL: 2,654 sq. ft, 246 m²
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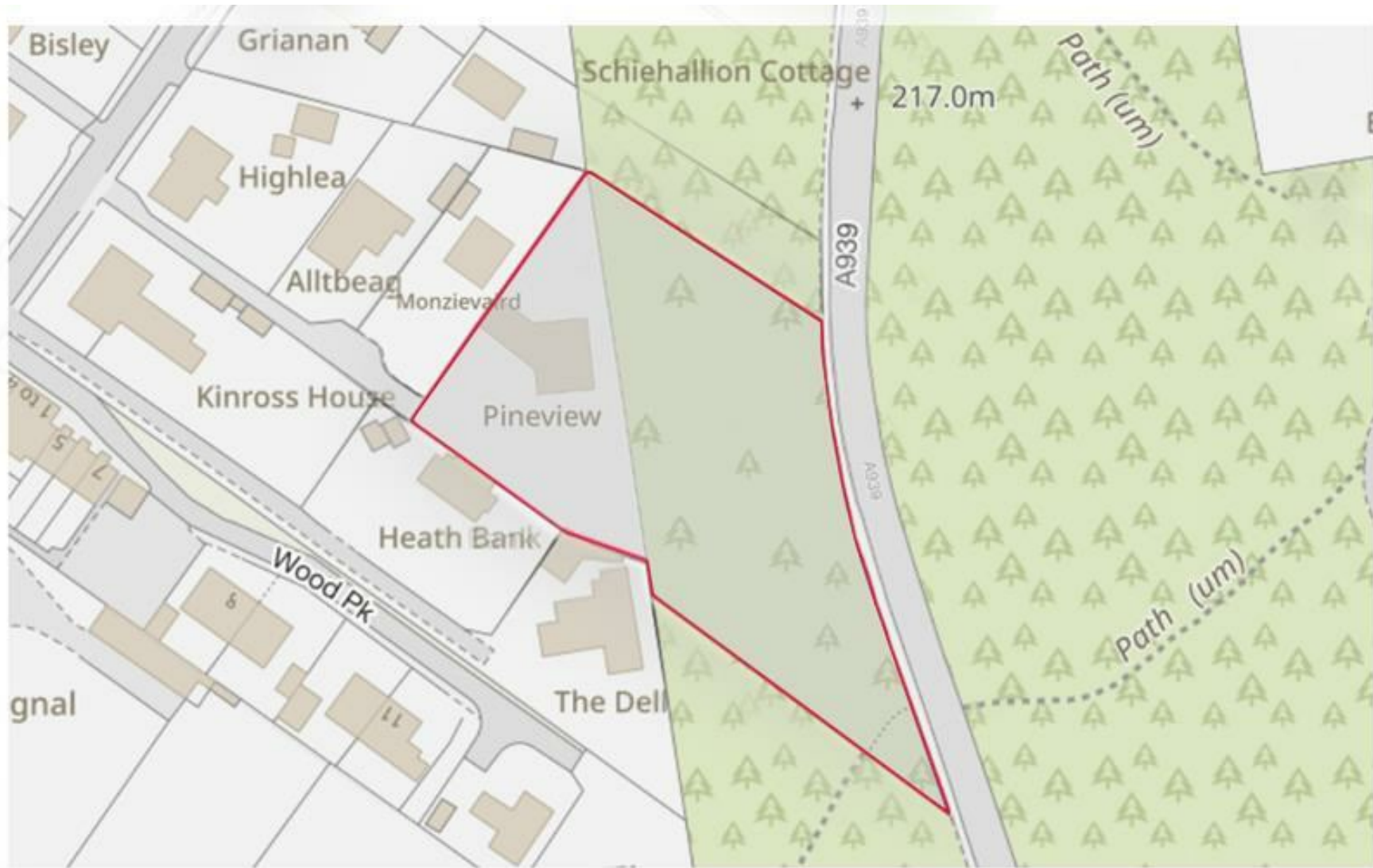
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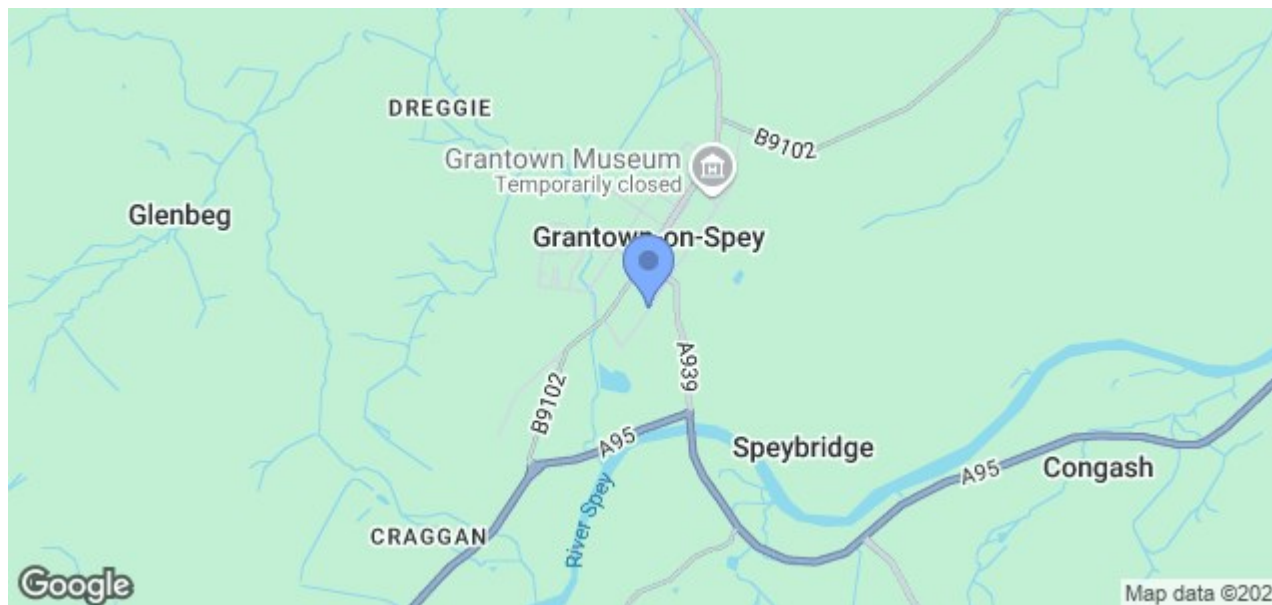
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	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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