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solicitors and estate agents

19 Woodburn Drive, Grantown on Spey, PH26 3FD  
Offers Over £300,000

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



Enjoying a quiet and desirable location within a cul-de-sac, 19 Woodburn Drive is a beautifully maintained three-bedroom detached home offering spacious and well-balanced accommodation across two floors. Finished to a high standard throughout, the property is perfectly placed within easy walking distance of all town amenities, including the golf course and the scenic River Spey. The bright and welcoming entrance hallway sets the tone for the rest of the home, leading through to a generously proportioned sitting room featuring an open fireplace and adjoining dining area, with French doors opening to the rear garden, providing an excellent space for relaxation or entertaining. The well-equipped kitchen includes ample units and work surfaces along with space for informal breakfasting, and flows naturally into a practical utility area. Also on the ground floor are a convenient WC and a versatile third bedroom, which could also serve as a home office or snug. Upstairs, the landing offers access to a large airing cupboard and additional storage. The principal bedroom benefits from an en-suite shower room and integral wardrobes, while the second double bedroom also features integral wardrobes and excellent natural light. A bright and airy family bathroom completes the first floor. Externally, the property enjoys attractive, low-maintenance and attractively stocked gardens to the front and rear, a private driveway, and a generous detached garage offering excellent storage or workshop potential. This is a superb opportunity to acquire a comfortable and stylish home in a sought-after location with viewing is highly recommended. EPC D, Council Tax E Home report available at [massoncairns.com](http://massoncairns.com)

## Offers Over £300,000



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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 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](http://massoncairns.com) where an online copy is available to download.

EPC Rating D

### Entrance Hallway

A bright and welcoming entrance hall, accessed via a timber front door flanked by glazed panels that flood the space with natural light. The hallway features attractive wood-effect laminate flooring that continues seamlessly into the sitting / dining room and kitchen / breakfast area, enhancing the sense of flow throughout the ground floor. A decorative timber balustrade staircase leads to the first floor, and there is a useful under-stair cupboard for storage. Further doors provide access to the third bedroom and wc.

### Sitting Room / Dining

3.64m x 6.86m (11'11" x 22'6")

An attractive and generously proportioned room, this relaxing space benefits from a double aspect with windows to the front and side, filling the room with natural light throughout the day while a welcoming open fire with granite surround and slate hearth creates a warm focal point. To the rear, there is a large dining table or this space could be used as an extended family sitting area, with patio doors offering direct access to the rear garden—perfect for indoor-outdoor living. The room is finished with wood-effect laminate flooring and features timber and glazed double doors leading through to the kitchen / breakfast area.

### Kitchen / Breakfast / Utility

5.69m x 2.79m / 1.32m x 1.84m (18'8" x 9'1" / 4'3" x 6'0")

This spacious and well-appointed open-plan kitchen offers a comprehensive range of base, drawer, wall, and full-height units, all complemented by generous worktop space—ideal for both everyday cooking and entertaining. Positioned beneath twin rear-facing

windows, the sink with mixer tap enjoys pleasant views over the garden. Integrated appliances include an oven with grill, ceramic hob with illuminated extractor hood, and a built-in fridge, while a shelved larder cupboard provides excellent additional storage. The kitchen also benefits from a breakfast bar and space for a dining set, in addition to a freezer. Leading off the kitchen is a useful utility area with additional worktop space, washing machine, and dishwasher. A timber and glazed door provides direct access to the side garden.

### WC

1.55m x 1.14m (5'1" x 3'8")

A convenient guest cloakroom comprising a WC and a wash hand basin with twin taps. Neatly presented, this space offers practicality for everyday use and visiting guests.

### Bedroom Three

3.58m x 2.75m (11'8" x 9'0")

A delightful double bedroom located on the ground floor, featuring a large window that overlooks the attractive front garden and fills the room with natural light. The space is comfortably finished with carpet flooring and offers ample room for freestanding bedroom furniture.

### First Floor Landing

An attractive pine staircase with a detailed balustrade leads to the first floor landing, which provides access to the principal bedroom, bedroom two, and the bathroom. A Velux window at the top of the stairs allows natural light to brighten the space, while a useful storage cupboard and a generous full-height double linen cupboard—housing the water cylinder—offer excellent storage options. The landing is finished with laminate wood flooring.

### Principal Bedroom

3.23m x 3.02m (10'7" x 9'10")

A spacious and welcoming double bedroom featuring a front-facing dormer window that brings in plenty of natural light. The room benefits from two integrated wardrobes, providing excellent shelving and hanging space while a further door leads to the private en-suite shower room.

### En-Suite Shower Room

2.41m x 2.80m (7'10" x 9'2")

Accessed directly from the principal bedroom, this very spacious en-suite shower room offers excellent amenity and comfort. It features a



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modern three-piece suite in white, comprising a large fully tiled shower enclosure with a mains pressure shower, a WC, and an inset ceramic wash hand basin with chrome mixer tap set into an integral vanity unit providing excellent storage. An opaque rear-facing window provides natural light while maintaining privacy, and there is recessed downlighting.

#### Bedroom Two

2.98m x 3.63m (9'9" x 11'10")

Another bright and generously proportioned double bedroom located to the front of the property, featuring twin windows that fill the room with natural light. The room includes an integral wardrobe offering both shelving and hanging space

#### Bathroom

2.42m x 2.77m (7'11" x 9'1")

The bathroom includes a three-piece suite comprising a wc, a wash hand basin with chrome mixer tap set into a vanity unit with good storage, and a bath with a mains pressure shower and tiled surround. Additional features include a heated towel radiator, extractor fan, recessed downlighting and an opaque window to the rear that provides natural light while ensuring privacy.

#### Outside & Garage

Double timber gates open onto a spacious gravel driveway that stretches along the side of the home and down to a generous detached garage (3.19m x 6.14m ), providing excellent off-street parking for several vehicles. The front garden is low maintenance, predominantly laid to gravel and thoughtfully planted with a variety of shrubs and bushes for year-round interest. At the rear, the garden is fully enclosed by fencing and walling, creating a private, sheltered oasis ideal for outdoor living. A neat lawn is interspersed with mature trees and planting beds which carries around to the other side of the house, offering both colour and shade, while an outside tap adds convenience. The garage is of concrete block construction and accessed via an up-and-over door to the front, with additional side access and a window overlooking the garden. Internally, it benefits from concrete flooring, power, and lighting, making it ideal for vehicle storage, as a workshop, or for hobby use.

#### Services

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

#### Entry

By mutual agreement.

#### Price

Offers over £300,000 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

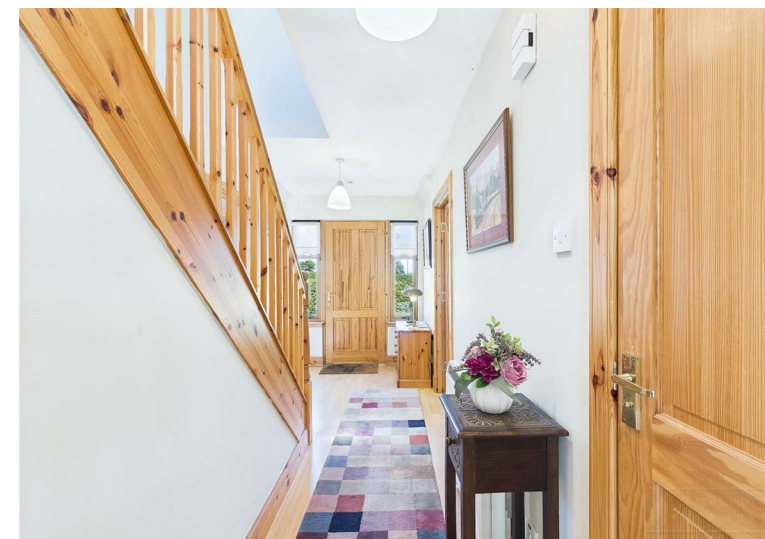
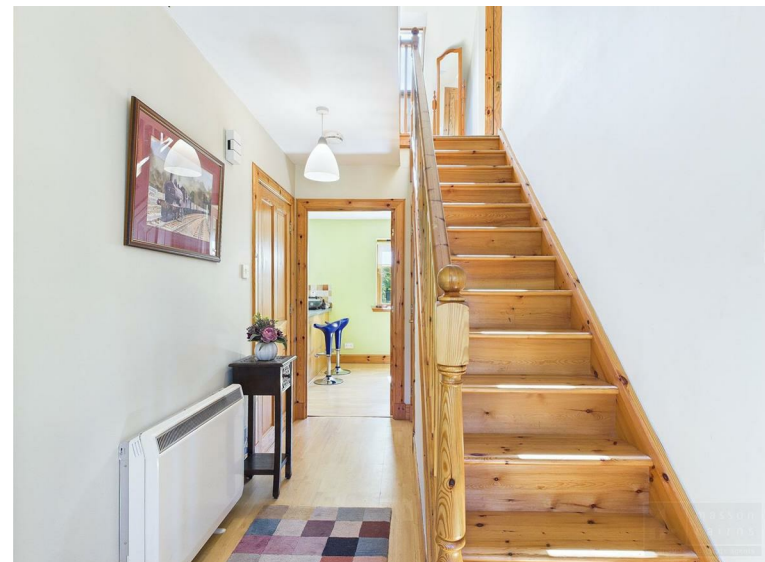
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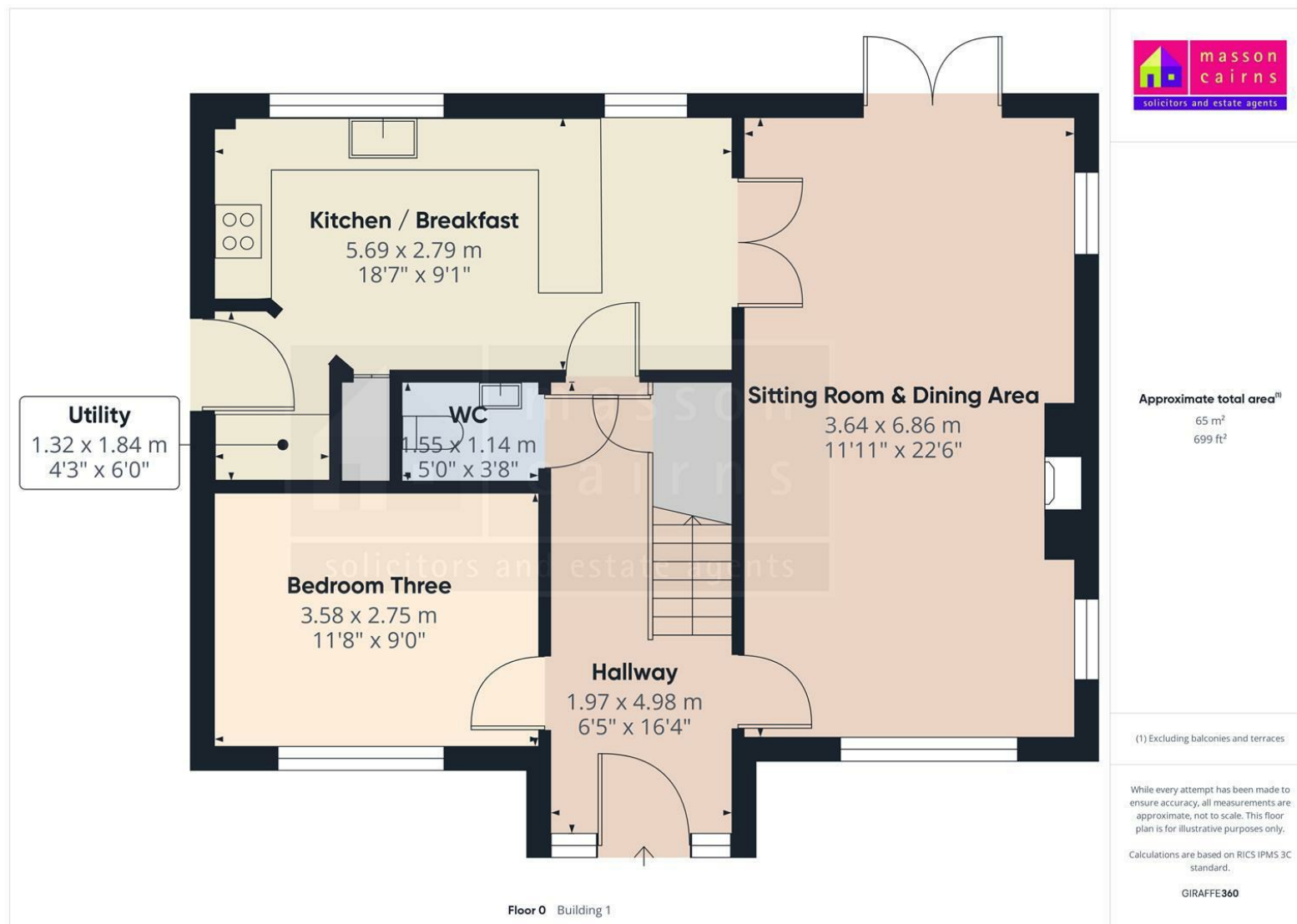












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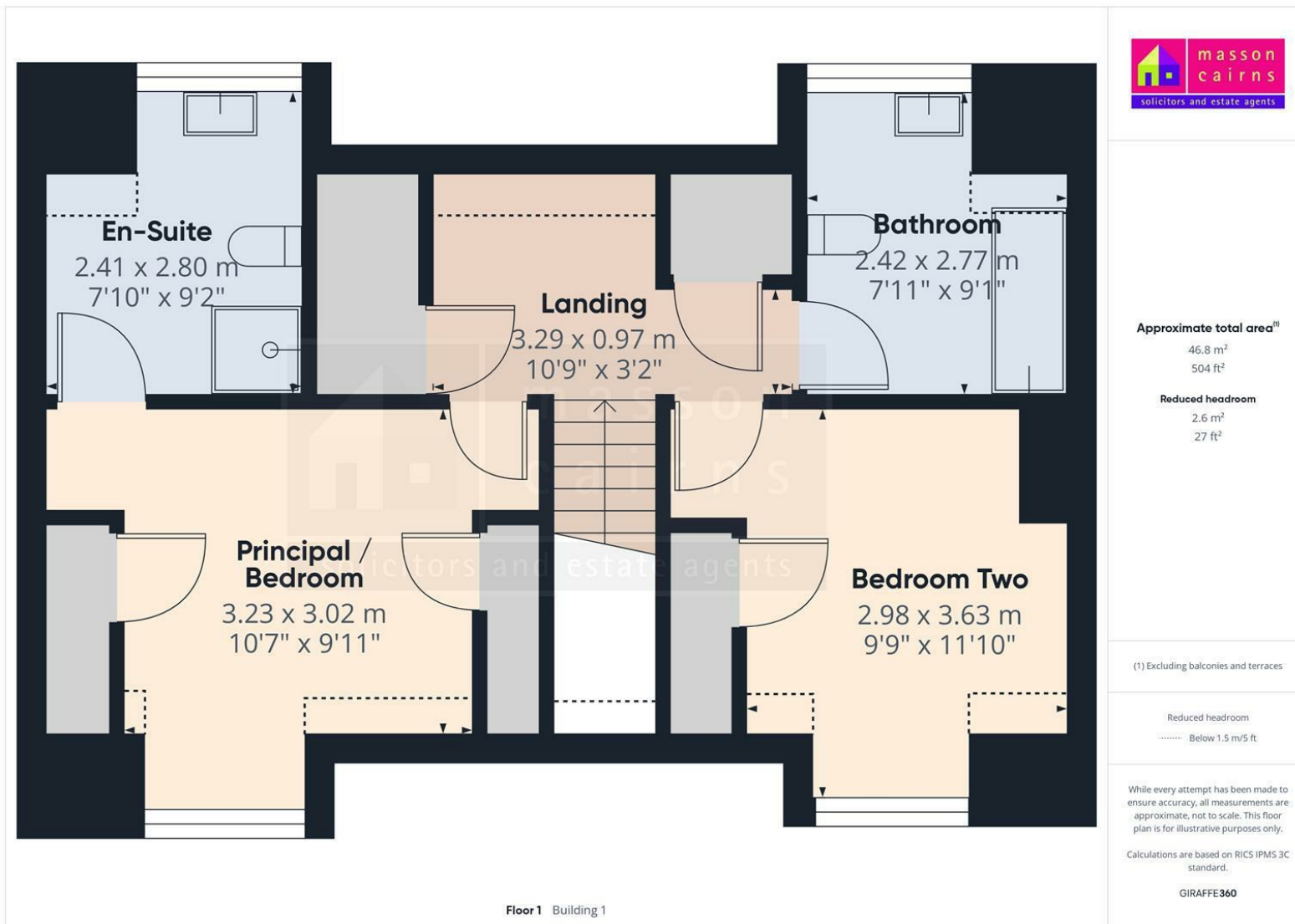
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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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