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25 Woodburn Drive, Grantown on Spey, PH26 3FD

Offers Over £245,000

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

25 Woodburn Drive is an attractive three-bedroom semi-detached home offering flexible accommodation across two floors, complemented by quality fittings and oil-fired central heating. A welcoming entrance hallway gives access to the principal ground-floor rooms, beginning with the bright and spacious sitting room, a comfortable reception space with ample room for generous seating and a broad bay window bringing in excellent natural light. The kitchen/breakfast room is fitted with a good range of base, wall and drawer units, extensive work surfaces and integrated cooking appliances, with space for a dining table. Also on this level are bedroom two, a well-proportioned double, and bedroom three, currently arranged as a twin room but equally suited for use as a dining room, home office or additional sitting room with French doors leading directly out to the decking. A newly fitted shower room, finished with modern sanitary ware and a generous walk in shower enclosure, completes the ground floor, while the inner hall provides built-in storage and access to the staircase. Upstairs, the landing opens into the particularly spacious principal bedroom, where Velux windows to front and back, provide excellent natural light and the generous proportions allow for a substantial bed and additional furniture. The room also benefits from useful built-in and eaves storage together with a private en-suite comprising a shower, WC and wash hand basin. Outside, the enclosed garden has been arranged for ease of maintenance with gravelled and paved areas, artificial lawn, mature planting and established trees. A substantial deck provides an excellent space for outdoor seating and dining, while paved paths, lock block parking and a composite shed with power complete the outside space. EPC C, Council Tax D, Home report available online at 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 C

Entrance Hall

A glass-panelled timber front door opens into a bright, L-shaped entrance hallway, providing a welcoming and practical introduction to the accommodation. A durable matting section at the entrance offers a useful area for footwear and coats, while internal timber doors and framed glass French doors lead through to the principal ground-floor rooms. A staircase rises to the upper floor, with the hallway finished with fitted carpet flooring and recessed ceiling lighting.

Sitting Room

3.85m x 4.99m (12'7" x 16'4")

Accessed from the hallway, this well-proportioned sitting room features a box bay window overlooking the front garden, bringing plenty of natural light into the space. The generous proportions provide ample room for a range of seating and freestanding furniture, while the room is finished with neutral décor, fitted carpet and recessed ceiling lighting.

Kitchen / Breakfast

3.84m x 3.30m (12'7" x 10'9")

This spacious, dual-aspect kitchen / breakfast room is fitted with wall, drawer and base units, complementary work surfaces, tiled splashbacks, and a stainless steel sink with drainer set below a rear-facing window. Integrated appliances include an electric oven, hob, and extractor, with additional space for freestanding appliances. Wood-effect flooring runs throughout, while recessed ceiling spotlights illuminate the space and a second window to the side brings in extra natural light, and the generous floor layout comfortably accommodates a family dining table.

Bedroom Two

3.07m x 2.98m (10'0" x 9'9")

Located on the ground floor, this well-proportioned bedroom features a window overlooking the garden area, bringing natural daylight into the space. The room is carpeted and includes a built-in double wardrobe providing practical hanging and storage space, along with recessed down lighting. The layout easily accommodates twin beds or a double setup alongside additional bedroom furniture.

Bedroom Three / Dining Room

3.09m x 3.05m (10'1" x 10'0")

This versatile ground-floor room offers excellent flexibility as either a double bedroom, formal dining space or as a further family room. French doors open directly onto the rear decking area, filling the room with light and providing seamless access to the outdoor garden space. The room features wood laminate flooring, recessed down lighting and practical storage is provided by a built-in wardrobe cupboard, making it equally well-suited for family living or guest accommodation.

Shower Room

2.59m x 1.98m (8'5" x 6'5")

This stylish shower room features a recently fitted white suite comprising a low-level WC, a wash hand basin set over a vanity storage unit, and a double-width shower enclosure with glazing. An opaque window to the side allows natural light while maintaining privacy. The walls are finished with contemporary feature tiling, complemented by quality flooring, recessed ceiling down lighting, and an extractor fan.

Bedroom One & En-suite

5.34m x 4.96m & 1.59m x 3.80m (17'6" x 16'3" & 5'2" x 12'5")

Occupying the first floor, this expansive primary suite features Velux windows to the front and rear that draw in natural light. The room is finished with wood laminate flooring, recessed down lighting and two eaves storage cupboards in addition to freestanding double wardrobes in internal and external lighting. A timber internal door leads into the private en-suite shower room. The en-suite shower room is equipped with a white suite comprising a WC, a wash hand basin set over a vanity unit with drawers, and a shower enclosure framed by mosaic wall tiling. The space features tiled flooring, an illuminated wall mirror, recessed lighting, and a small access door into the eaves.

Outside

The property is surrounded by landscaped grounds designed for low



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maintenance and year-round outdoor enjoyment. There are decorative gravelled gardens interspersed with paved pathways, stepping stones, circular paved features, and borders planted with mature trees and vibrant shrubs. A grey composite decked terrace to the rear leads directly from the property, providing an ideal, elevated setting for outdoor dining, entertaining, and barbecuing throughout Spring and Summer. The grounds are fully enclosed by timber fencing for privacy and further feature a neat section of artificial lawn, with paved paths offering seamless access around the home. A large composite garden shed (2.41m x 2.46m) doubles as secondary utility space housing a tumble dryer and there is off street lock block parking.

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 £245,000 are invited

Furniture available by separate negotiation.

Viewings and Offers

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

Strathspey House

Grantown on Spey

Moray

PH26 3EQ

Tel: (01479) 874800

Fax: (01479) 874806

Email: property@lawscot.com

www.massoncairns.com

What Three Words Location

What3Words Location: [///saving.fail.commander](https://www.what3words.com/saving.fail.commander)

Council Tax

The property is currently assessed as Council Tax Band D, with an annual charge of £2286.31 for 2026/27, including water charges. A 25% discount is currently available to single occupiers.

Purchasers intending to use the property as a second home should be aware that, for 2026/27, Highland Council charges Council Tax at 300% of the standard rate for second homes.

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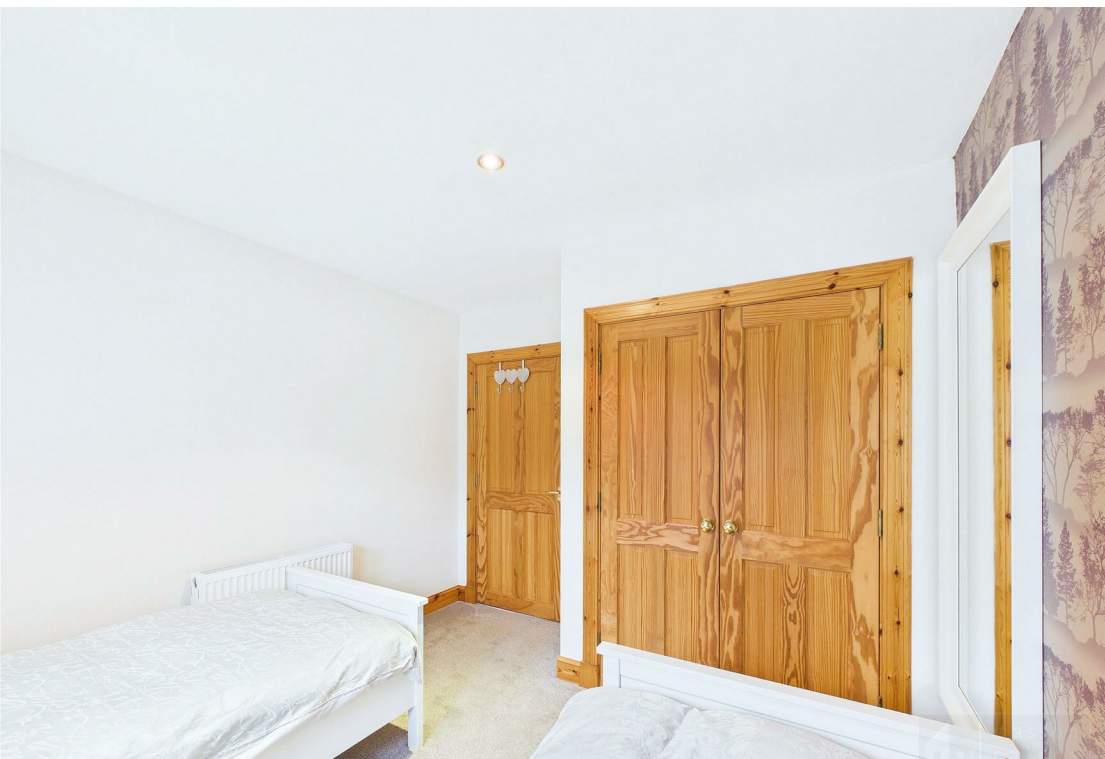
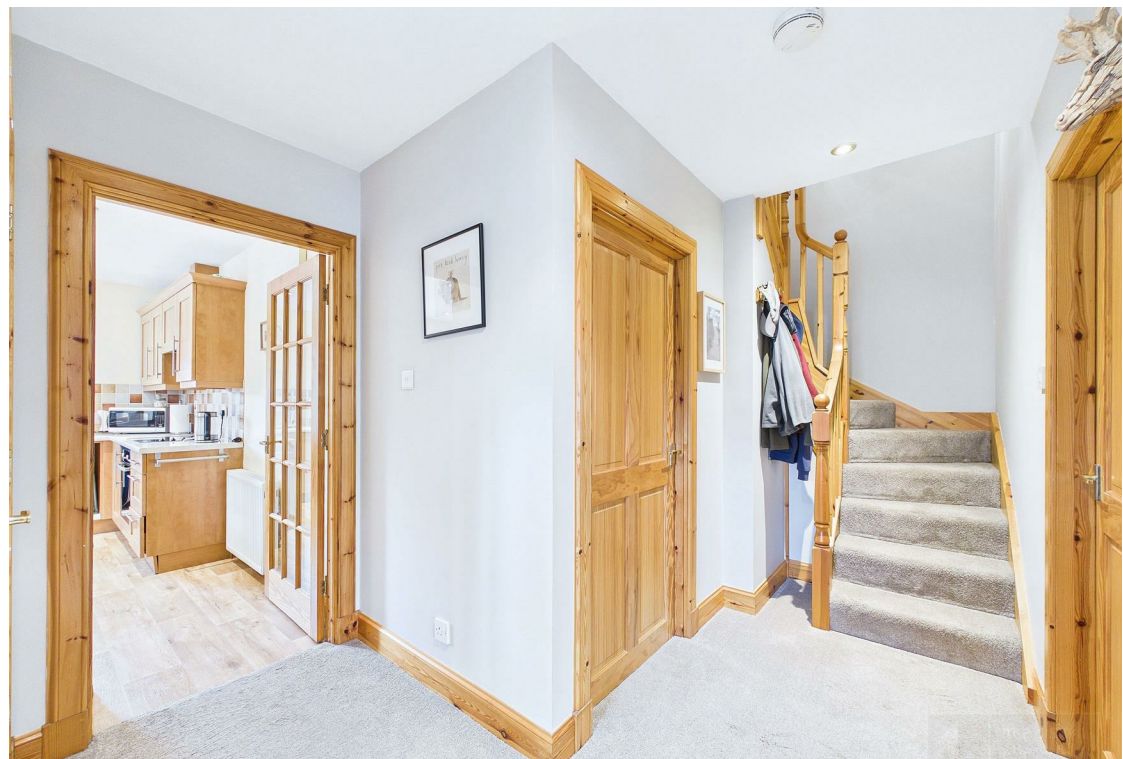
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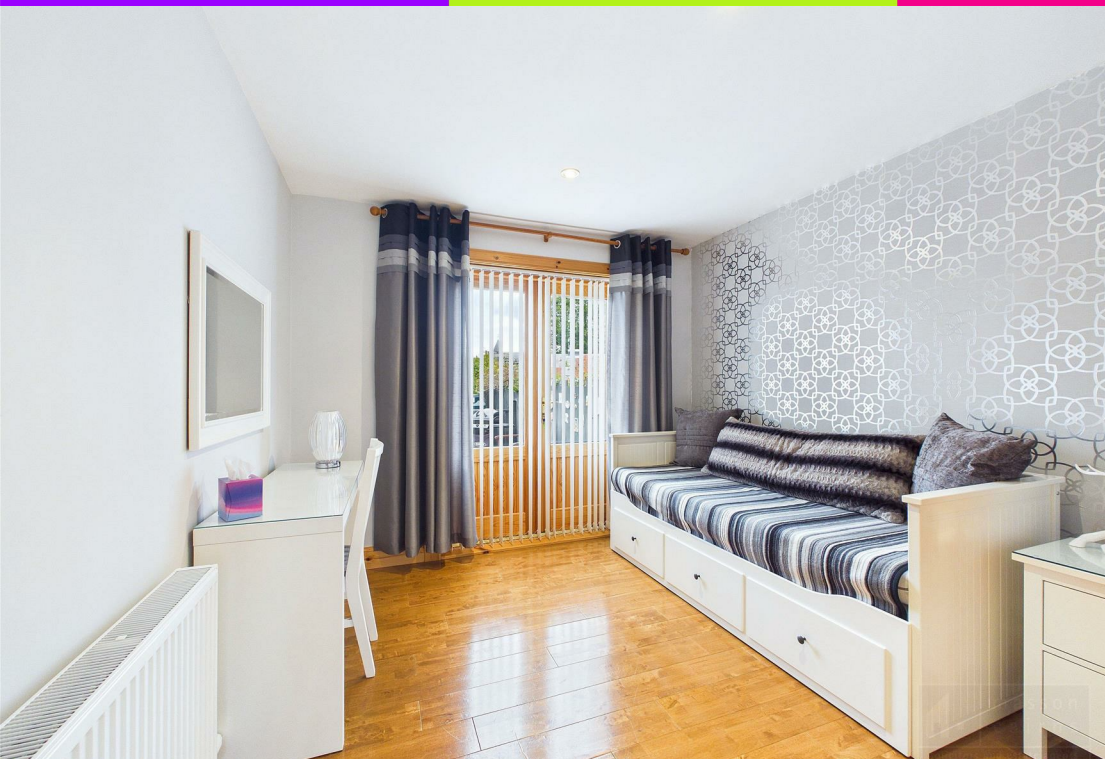
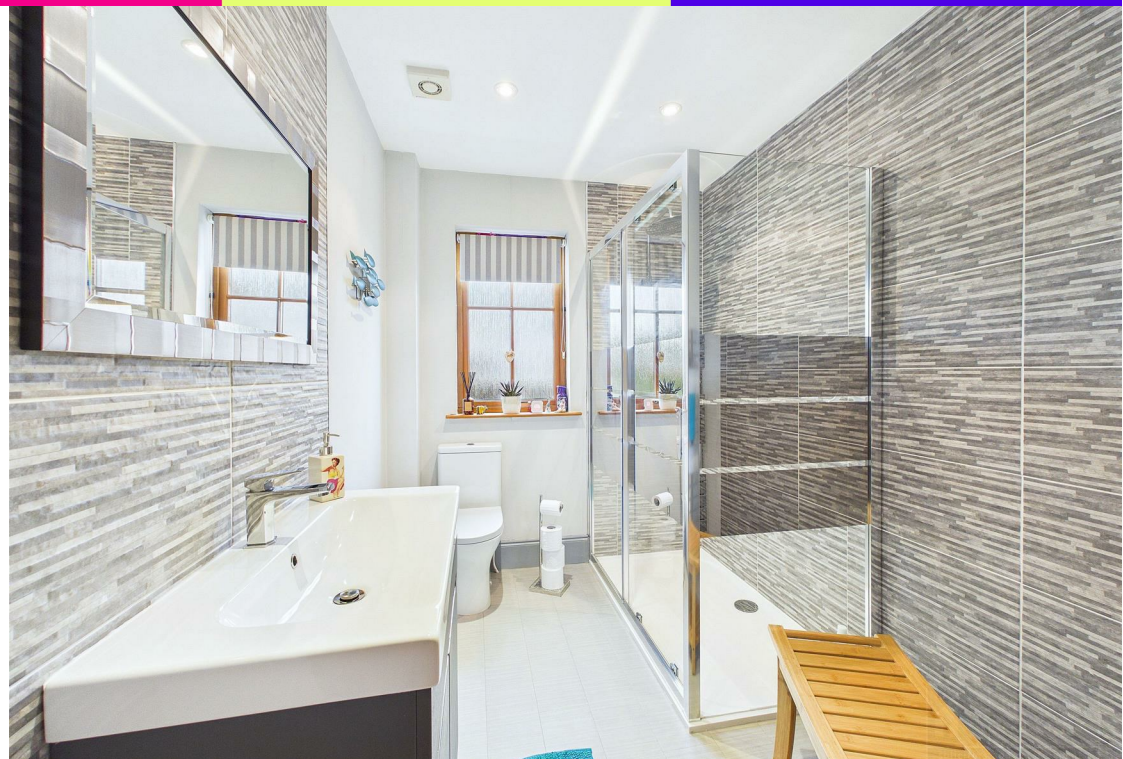
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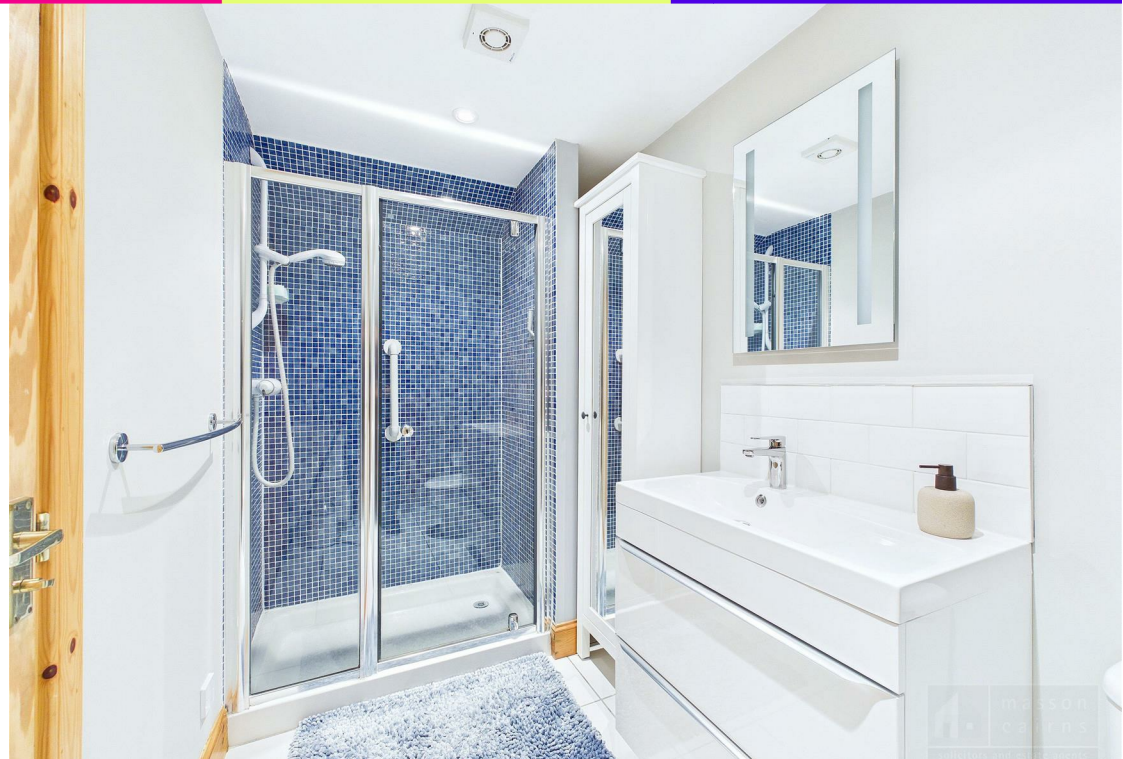
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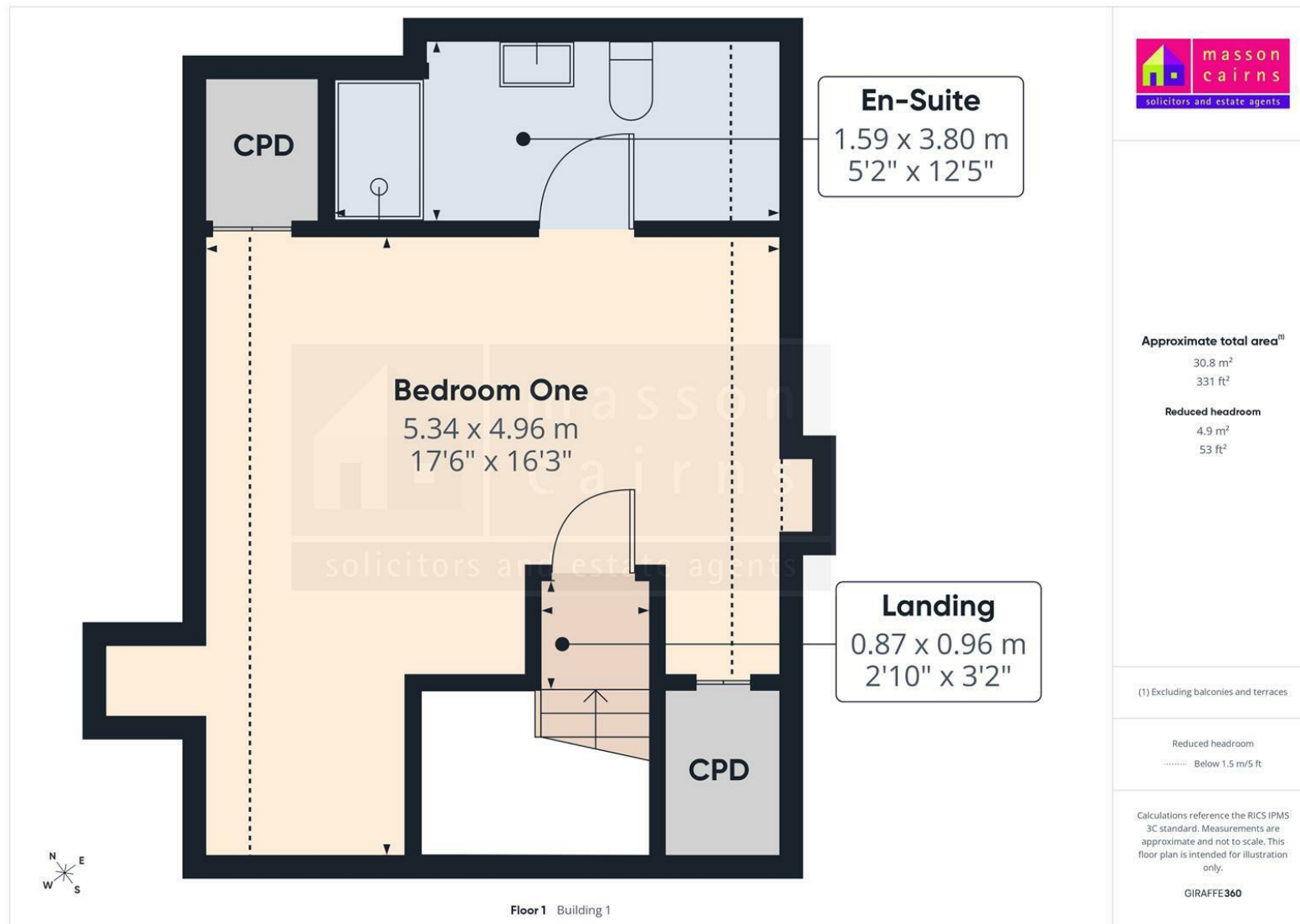
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 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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