

masson cairns LTD

solicitors and estate agents

5 Woodside Hall, Woodside Avenue, Grantown on Spey, PH26 3JR

Fixed Asking Price £185,000

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

Number Five Woodside Hall is an exceptional two-bedroom, two-bathroom townhouse arranged over two floors within a successful conversion of this impressive former church, combining generous proportions and distinctive architectural character with comfortable modern living. Accessed from the communal entrance hallway, the property opens into a particularly spacious sitting and dining room, where two tall windows provide excellent natural light and there is ample room to create separate areas for relaxing, dining and working. A feature fireplace provides a focal point, while an arched opening connects naturally with the adjoining kitchen, which is fitted with a good range of units and work surfaces together with space and connections for the required appliances. A shower room is also positioned on the ground floor, adding useful flexibility for everyday living and visiting guests. Stairs rise to a generous first-floor landing, where the layout provides useful additional space for a desk or home-working area without compromising access to the bedrooms. Bedroom one is a comfortable double with good floor space for further furniture, while bedroom two provides another bright double room, making the accommodation equally suitable for couples, guests or those requiring a dedicated home office and the stylish bathroom completes the first floor. Outside, the attractive shared grounds contain mature trees and established planting, maintained collectively by the six properties, while Number Five has an allocated parking space with additional visitor parking and a communal bin storage area. Set on one of Grantown on Spey's most desirable streets, the property is within an easy walk of the town centre while woodland and paths to the rear provide immediate access to the outdoor lifestyle for which the Cairngorms National Park is renowned. EPC C, Council Tax C, 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

Communal Hallway
From the roadside, Number Five Woodside Hall is approached via a lock-block driveway which leads around to the rear of the building, where timber double doors open into the covered communal hallway. From here, the private entrance door provides access directly into the property.

Sitting Room & Dining Area
4.75m x 5.78m (15'7" x 18'11")
The particularly spacious sitting and dining room provides excellent space for both lounge and dining furniture, creating a comfortable and flexible setting for everyday living and entertaining. Two side-facing windows bring in plenty of natural light, while an electric fire with timber surround and mantel forms an attractive focal point. An archway leads through to the kitchen, with a separate door providing access to the shower room, and there is also a useful cupboard housing the oil-fired boiler. The room is finished with ceiling coving, laminate wood flooring and ceiling lighting.

Kitchen
2.43m x 2.82m (7'11" x 9'3")
The kitchen is accessed from the sitting and dining room through a decorative archway, creating an easy connection between the two spaces. It is well proportioned and fitted with a good range of quality wall, base and drawer units, complemented by work surfaces, tiled splashbacks and mood lighting. Appliances include a dishwasher, freestanding fridge freezer, integrated electric double oven and ceramic hob with an illuminated extractor above. There is also a sink with chrome mixer tap, a rear-facing window providing natural light, laminate flooring and recessed ceiling lighting.

Shower Room
2.11m x 0.93m (6'11" x 3'0")
A modern shower room fitted with a WC with concealed cistern and a wash hand basin with twin taps, wall mirror and shaver light. There is a tiled shower enclosure, together with an extractor fan for ventilation, while laminate wood flooring and recessed ceiling lighting complete the room.

Landing
Stairs rise from the sitting and dining room to the first-floor landing, where there is useful space currently used for storage but with ample room to accommodate a home-working desk, with power points already available. A Velux window brings natural light into the stairwell, while doors from the landing lead to both bedrooms and the bathroom.

Bedroom One
3.64m x 3.29m (11'11" x 10'9")
A beautifully bright and well-proportioned double bedroom with ample space for a double bed and additional freestanding bedroom furniture. A large Velux window to the front provides excellent natural light, complemented by a distinctive circular porthole-style window to the side which adds character to the room. The accommodation is finished with carpet flooring and recessed ceiling lighting, creating a light and comfortable first-floor bedroom.

Bedroom Two
3.67m x 2.42m (12'0" x 7'11")
Another bright and versatile double bedroom, with a large Velux window to the front bringing in excellent natural light and giving the room an open feel. There is ample space for a bed together with additional bedroom furniture, while the proportions would also allow the room to work well as a home office or occasional sitting room if preferred. Solid carbonised bamboo flooring and recessed ceiling lighting complete the accommodation, with a loft hatch providing access to the attic space.

Bathroom
2.37m x 2.00m (7'9" x 6'6")
The generous bathroom is fitted with white sanitary ware including a bath with shower attachment, WC and pedestal wash hand basin with twin taps. A large Velux window brings in excellent natural light, while half-height tiling provides a practical finish around the room. There is

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wood-effect vinyl flooring, a chrome heated towel rail, shaver point with light, extractor fan and recessed ceiling lighting.

Outside
The front of Woodside Hall is enclosed by a natural stone wall with inset wrought-iron fencing, with an attractive lock-block driveway providing access to the development. The shared garden grounds are well established with mature trees and planted beds, which are maintained collectively by the six properties. Number Five also benefits from an allocated parking space, with additional visitor parking available, together with a communal bin storage area positioned to the front of the building.

Factoring
There is an association between the six properties with in the Woodside Hall complex which holds meetings to ascertain factoring fees. There is a current annual maintenance fee of £88.00 which is paid monthly which covers items such as window cleaning, maintenance of gardens and gutter cleaning etc. factor. This year's share of the group insurance policy was £550 for the year. A more detailed constitution can be made available to seriously interested parties.

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

Entry
By mutual agreement.

Fixed Price
Fixed Price of £185,000

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
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What Three Words Location
What3Words Location: ///seasons.screen.umbrellas

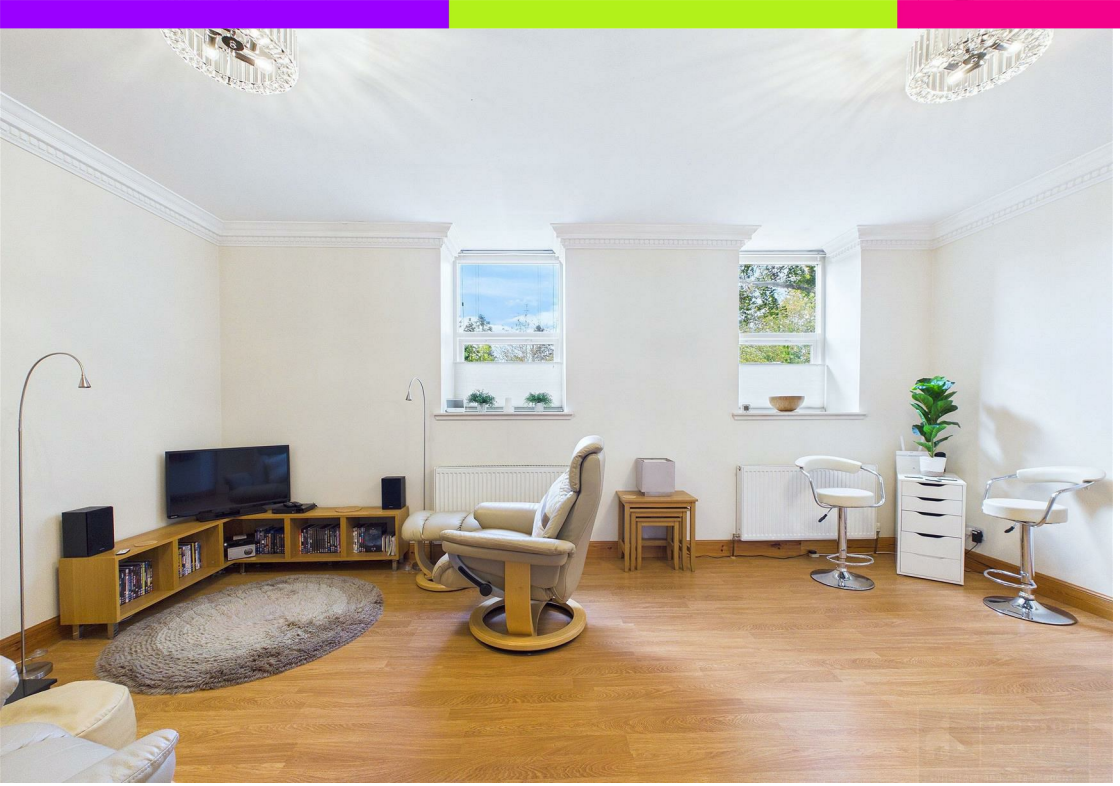
Council Tax
The property is currently assessed as Council Tax Band C, with an annual charge of £2032.28 for 2026/27, including water charges. A 25% discount is currently available to single occupiers.

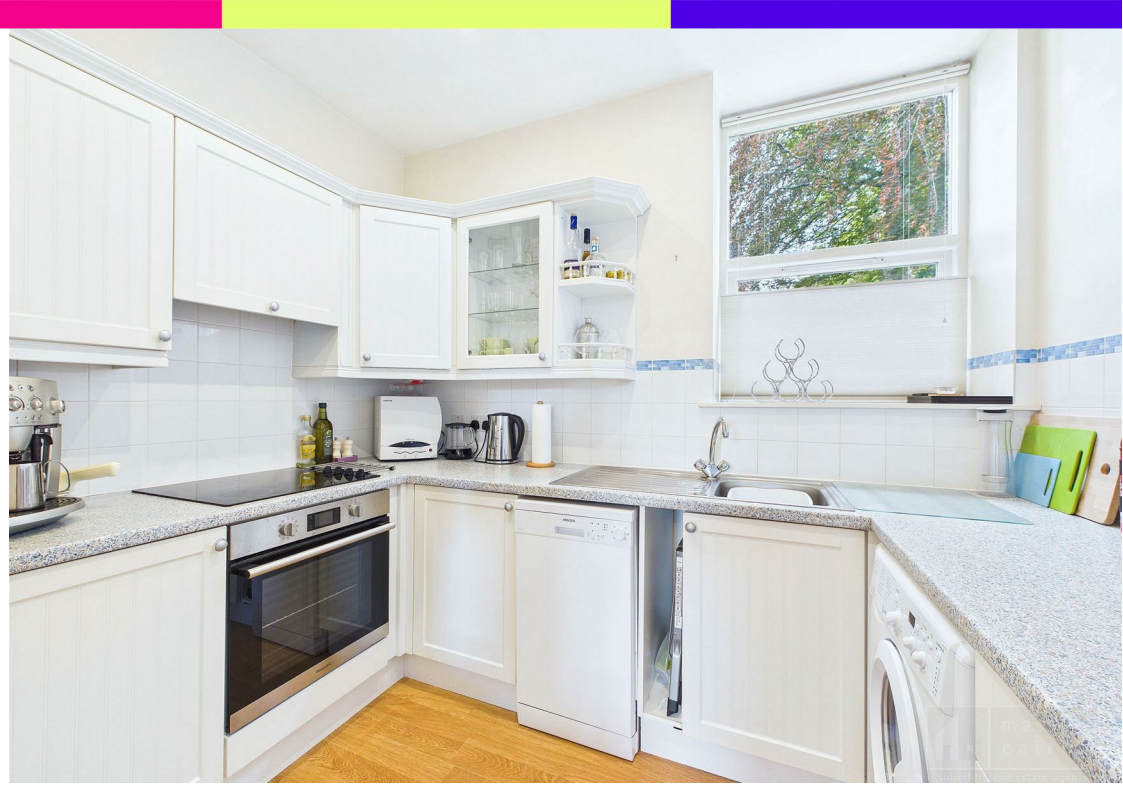
Purchasers intending to use the property as a second home should be aware that, for 2026/27, Highland Council charges Council Tax at 300% of the standard rate for second homes.

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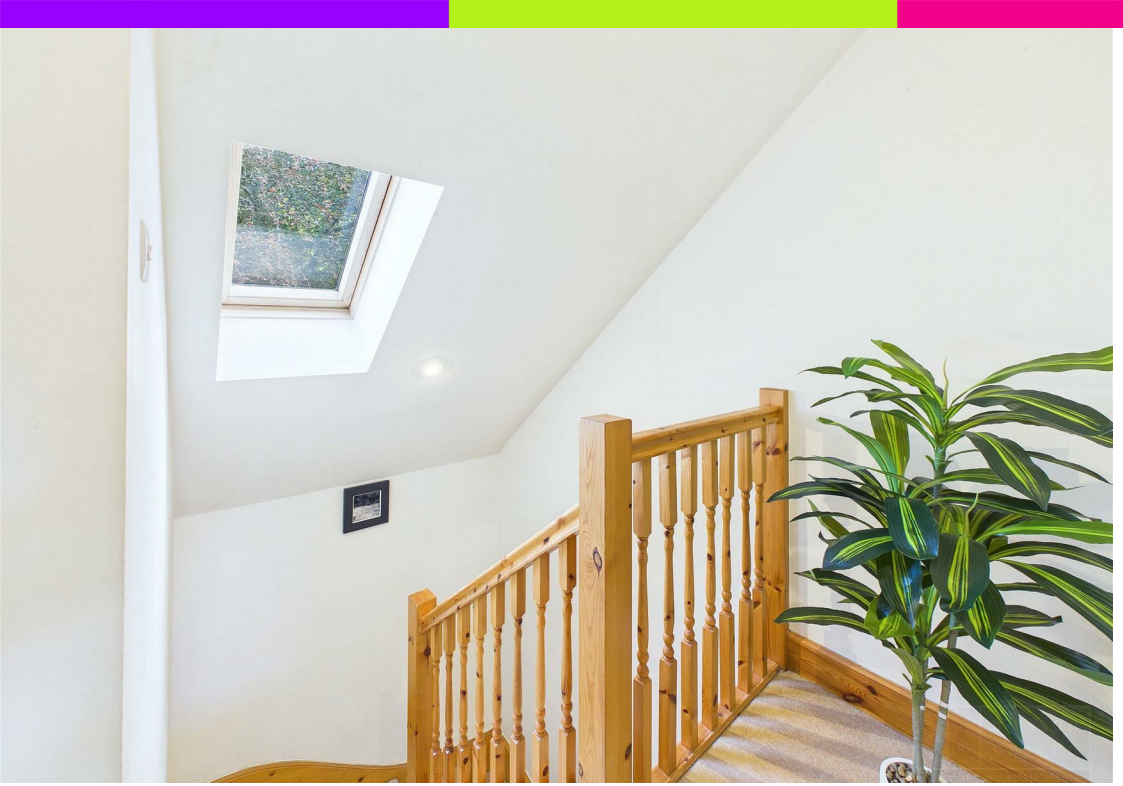


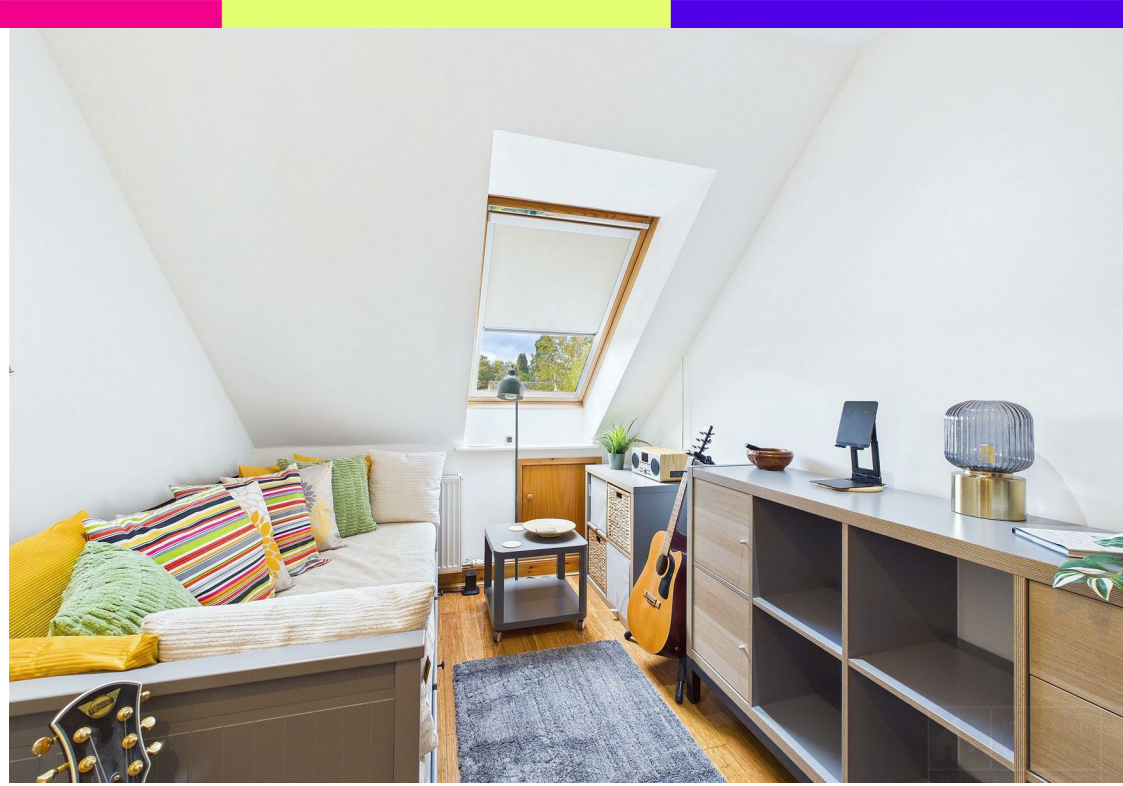




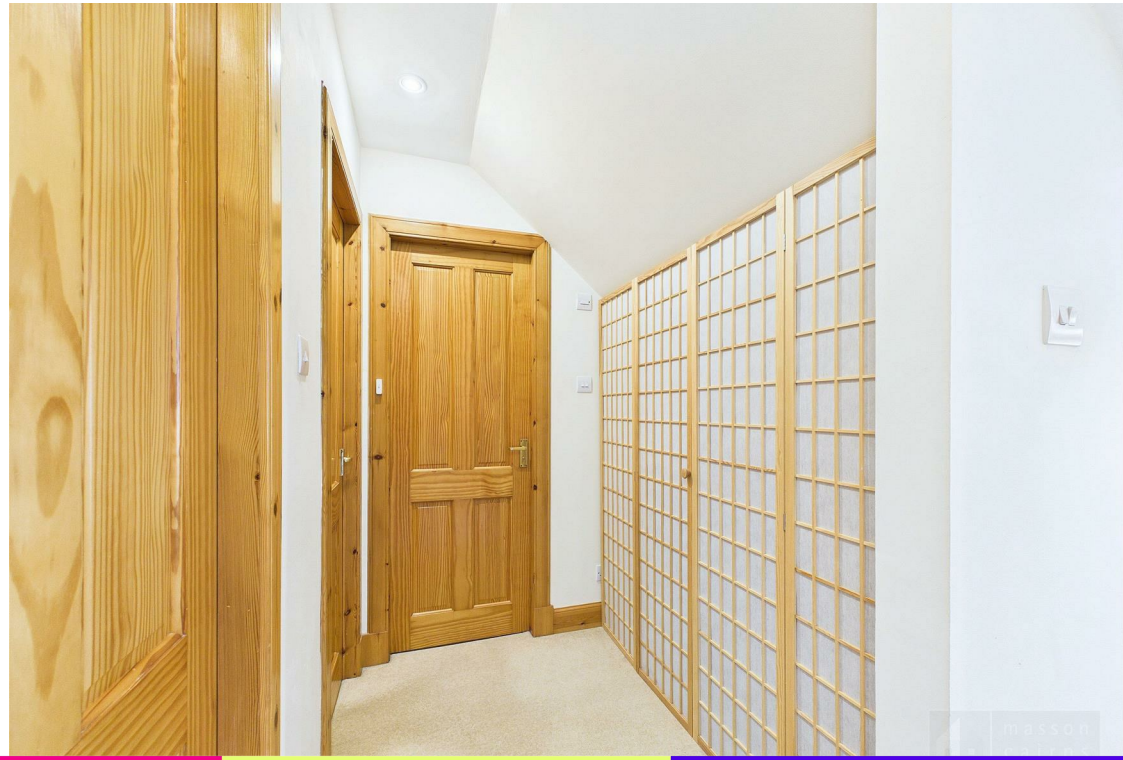
















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Approximate total area(1)

48.6 m²
524 ft²

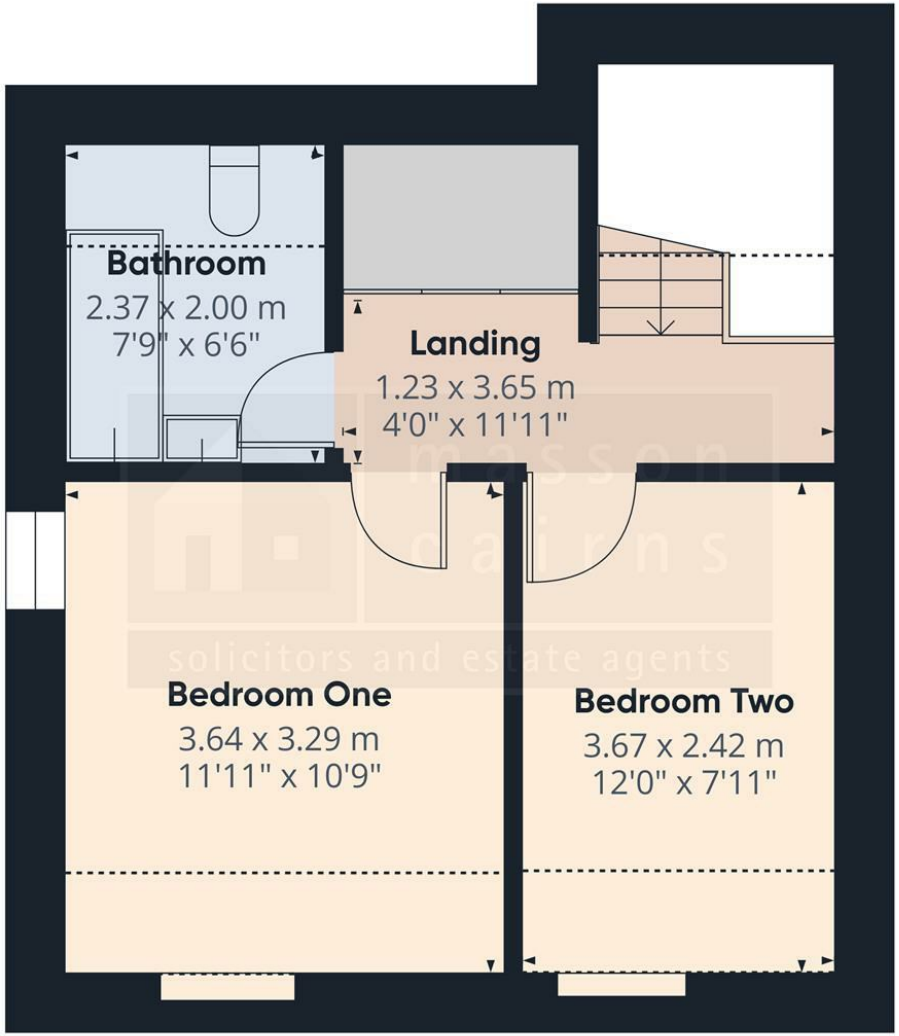
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1

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Approximate total area(1)

31.6 m²
341 ft²

Reduced headroom

5.4 m²
58 ft²

(1) Excluding balconies and terraces

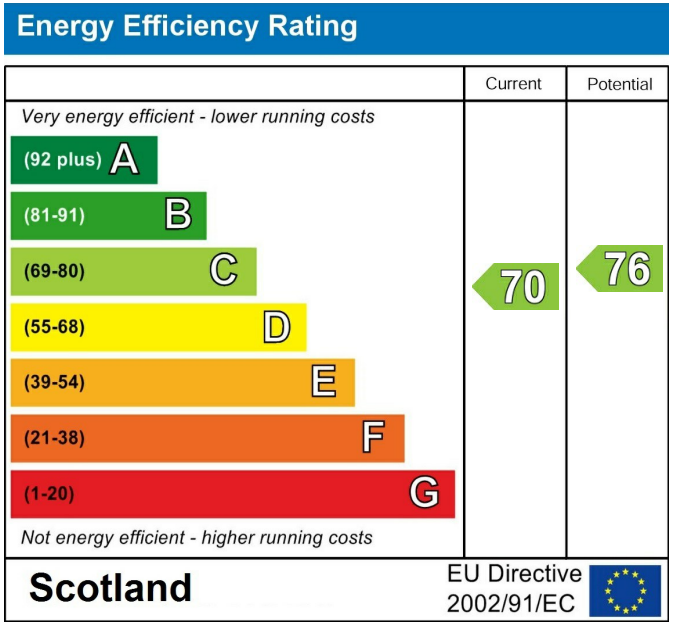
Reduced headroom
..... Below 1.5 m/5 ft

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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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