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solicitors and estate agents

4 Woodside Hall, Woodside Avenue, Grantown On Spey, PH26 3JR
Offers Over £165,000

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

Set within a converted church on Woodside Avenue, Apartment 4, Woodside Hall is a spacious two-bedroom first-floor apartment in Grantown on Spey, with feature windows, views towards Anagach Woods and private parking. A ground-floor entrance hall and staircase lead to a first-floor landing with excellent natural light from a picture window to the side. The light and airy sitting room and dining area enjoy tall, feature windows, a woodland outlook and detailed cornicing, with ample space for seating and a dining table. While a log-effect electric stove sits within a traditional wooden surround. A part-glazed door with glazed side panels connects to the hallway, while an arched opening leads directly into the kitchen. Here, fitted wall, base and drawer units are complemented by glass-fronted cupboards, a bottle rack and contrasting granite work surfaces with an inset sink. There is an electric double oven, glass hob and dishwasher, with an extractor and under-unit lighting. Off the hallway, bedroom two is a double with an arched window and a leafy outlook. Bedroom one has a fitted wardrobe with mirrored sliding doors and an en-suite shower room with a mains-fed overhead shower, vanity basin and WC. The separate bathroom has a bath with a shower over, a wash hand basin and WC. A floored loft with ladder access provides further practical space and storage in addition to two integral wardrobes in the hall with hanging and shelved storage. The apartment also benefits from oil-fired central heating and double glazing. Outside, a block-paved approach leads past impressive stone pillars and planted borders, with private parking in the grounds. Gated access to Anagach Woods and a short walk to the town's amenities bring both woodland walks and everyday convenience close to home. EPC C, Council Tax C, Home report available 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 & Landing

The ground-floor entrance hall leads to the staircase serving the first-floor accommodation. Windows to one side bring natural light into the entrance area, and an electric doorbell and intercom are connected to the entrance door-opening system. A laundry room and additional storage are located off the entrance vestibule, providing useful ancillary space away from the main living accommodation. The staircase rises to a first-floor landing, with a window bringing natural light into the stairwell. From here, a door leads into the apartment and the main accommodation.

Hallway

The hallway connects the sitting room and dining area, both bedrooms and the bathroom, with the kitchen reached through the living space. Two large built-in cupboards provide useful space for household essentials without taking up room in the main living areas and a further large laundry cupboard has space and plumbing for a washing machine. A fitted Ramsay ladder gives access to the large floored loft, adding further storage.

Sitting Room & Dining Area

4.30m x 5.11m (14'1" x 16'9")

Arched, floor-to-ceiling windows bring natural light into this spacious sitting room and dining area, with views into Anagach Woods. There is ample room for everyday seating and a dining table, while a log-effect electric stove sits within a traditional wooden surround with a dark hearth and back panel. A part-glazed door with glazed side panels connects to the hallway, and an arched opening leads directly into the kitchen, allowing easy movement between the preparation and dining

areas. Detailed cornicing and a decorative ceiling rose reflect the character of the conversion while parquet-pattern flooring continues through to the kitchen, with ceiling lighting and wall-mounted picture lights controlled by dimmer switches.

Kitchen

2.38m x 2.31m (7'9" x 7'6")

An arched opening from the sitting room and dining area leads into the quality kitchen, with fitted units and granite work surfaces on three sides. Wall, base and drawer storage is supplemented by glass-fronted display cupboards and a vertical bottle rack. Contrasting work surfaces incorporate an inset sink with a mixer tap, and there is an electric double oven, ceramic hob, dishwasher and extractor. The open connection to the sitting room keeps serving and clearing the dining table straightforward and there is parquet wood-block flooring, with ceiling down lighting and under-unit mood lighting illuminating the work surfaces.

Bedroom One & Ensuite

3.19m x 3.39m & 1.86m x 1.53m (10'5" x 11'1" & 6'1" x 5'0")

Bedroom one combines space for a double bed with fitted storage and direct access to an en-suite shower room. A feature arched window is set within a deep reveal and looks towards neighbouring properties, bringing natural light into the room. A recessed fitted wardrobe with mirrored sliding doors provides useful clothes storage without the floor space needed for hinged doors. One door leads back to the hallway and another opens into the en-suite. Decorative cornicing echoes the detailing elsewhere in the apartment, and there is a television point, carpet flooring and ceiling lighting. The en-suite is fitted with a curved glazed shower enclosure with sliding doors, a mains-fed overhead shower and a separate handset. A wash hand basin sits within a vanity unit, providing storage for toiletries, and there is a WC alongside. A wall-mounted mirror has lighting above, and there is an extractor fan as well as full height tiling, wood-effect flooring and ceiling lighting.

Bedroom Two

3.88m x 3.00m (12'8" x 9'10")

An arched window gives this double bedroom a leafy outlook towards the surrounding trees. There is ample space for a double bed and bedside furniture, with room for freestanding storage and a dressing table. A door leads directly to the hallway, giving convenient access to the separate bathroom. There is decorative cornicing, carpet flooring and ceiling lighting.

Bathroom

1.80m x 2.29m (5'10" x 7'6")

Reached from the hallway, the bathroom is fitted with a panelled bath with a shower over and a folding glazed screen. The shower has an overhead fitting and a separate handset. There is a pedestal wash hand basin and WC with a wall-mounted mirror and light above the basin. Tiling extends around the bath and behind the sanitary fittings, and there is dark tiled flooring.

Outside

Stone entrance pillars and metal railings frame the approach from Woodside Avenue, with a block-paved driveway leading around the building to the rear entrance. There is private parking within the grounds and a small garden beside the entrance, planted with established shrubs which is owned communally and maintained by the current owners. The paving beside the door provides space for a bench and pots, while mature trees give the grounds a leafy setting. An outside tap is handy for watering plants and washing the car, and private gated access to Anagach Woods makes it easy to head out for a woodland walk straight from home.

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 £85.00 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 £513 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. There is oil fired central heating.

Entry

By mutual agreement.

Price

Offers over £165,000 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
PH26 3EQ
Tel: (01479) 874800
Fax: (01479) 874806
Email: property@lawscot.com
www.massoncairns.com

What Three Words Location

What3Words Location: [:///fidgeting.rank.steer](https://www.what3words.com/what3words/:///fidgeting.rank.steer)

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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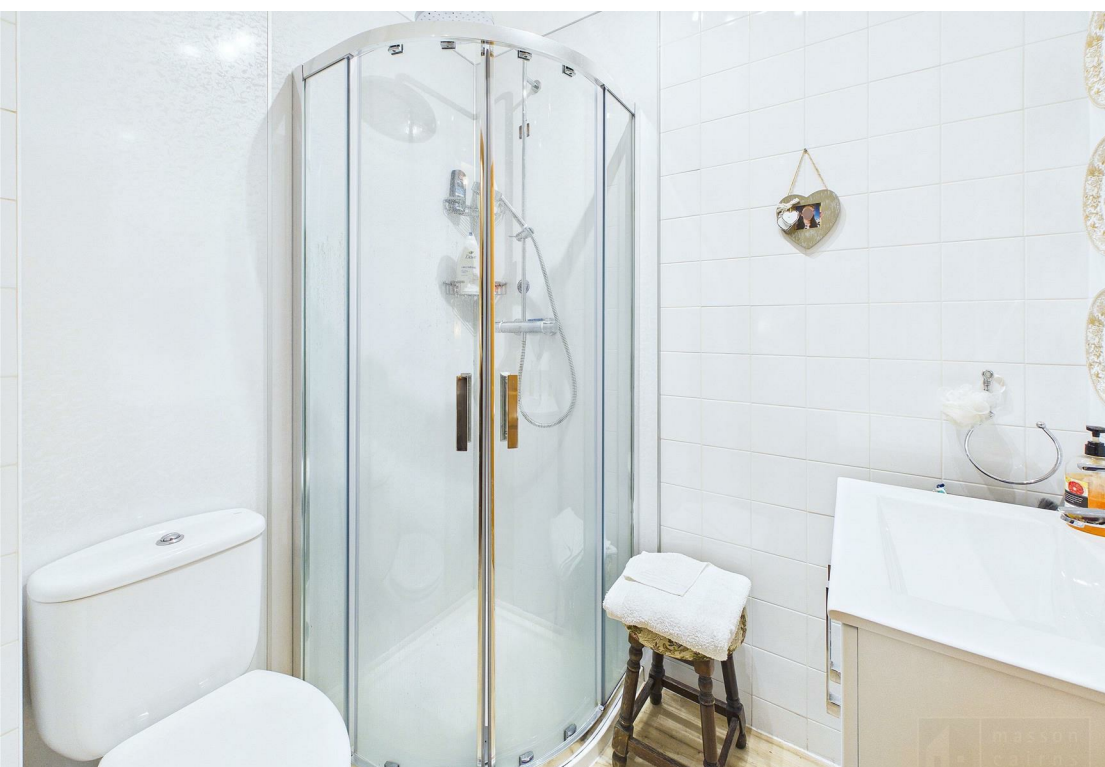
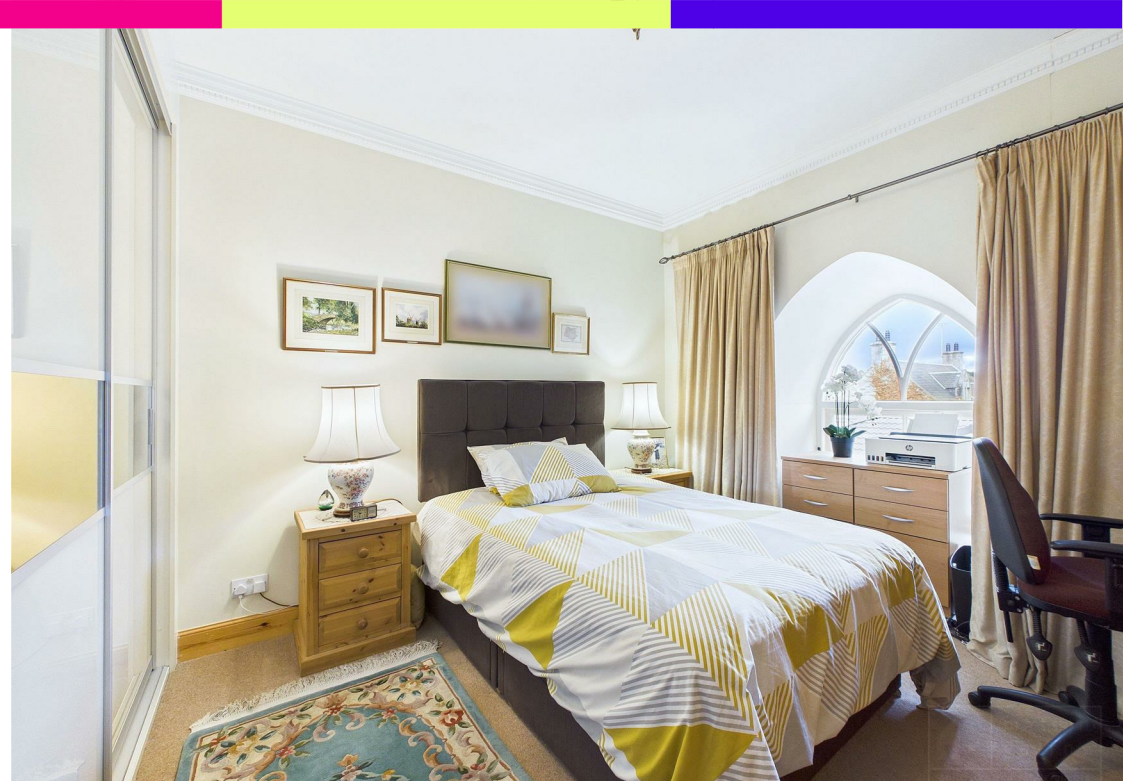
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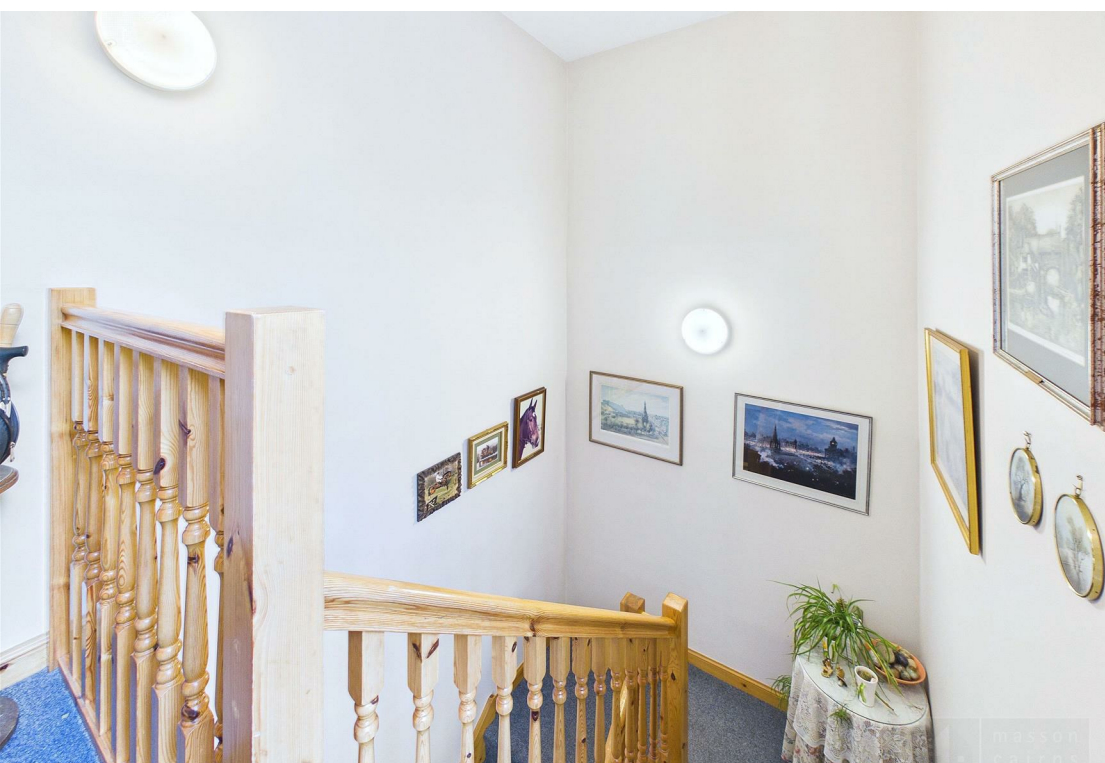
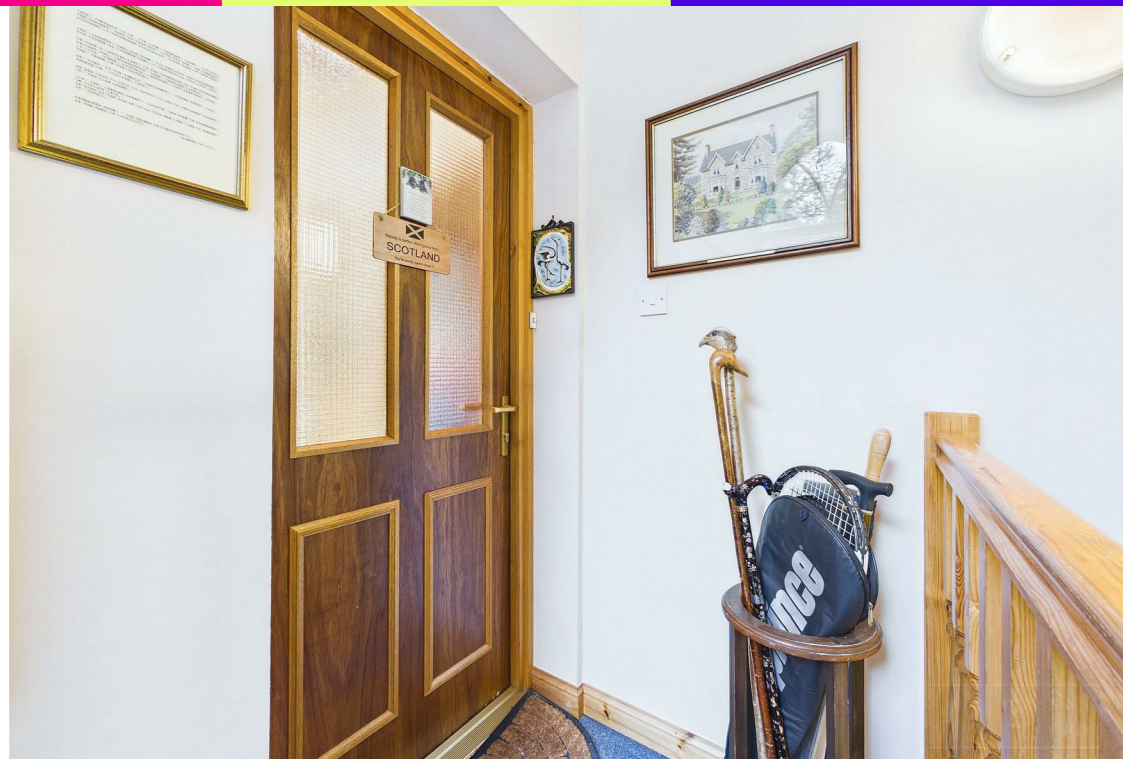
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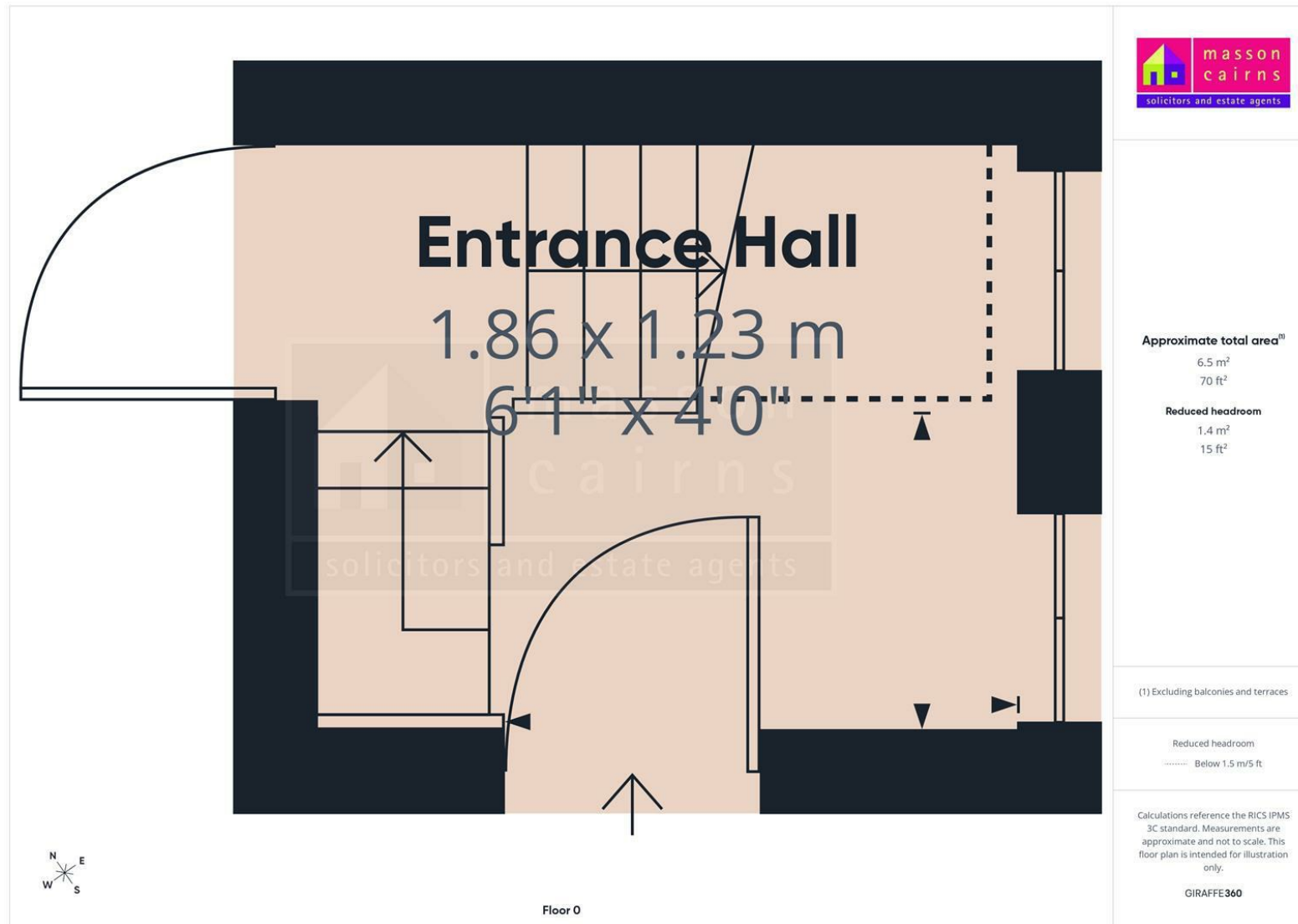
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 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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