

60 Bynack More Aviemore PH22 1UW

Offers Over £300,000 are invited.

Modern and Efficient Three Bedroom
Semi-Detached Villa Situated Within A
Newly Built Development In The Heart
Of Aviemore



Features:

- Lounge & Kitchen/Dining Area with French Doors To Rear Garden
- Full UPVC Double Glazing & Eco - Friendly Air Source Heating
- Modern Kitchen & Bathroom Suites
- Private Off Street Parking
- Quiet Cul-De-Sac Location Close To Woodland Walks

CONTACT US :

CALEDONIA ESTATE AGENCY

GRAMPIAN ROAD

AVIEMORE

PH22 1RH

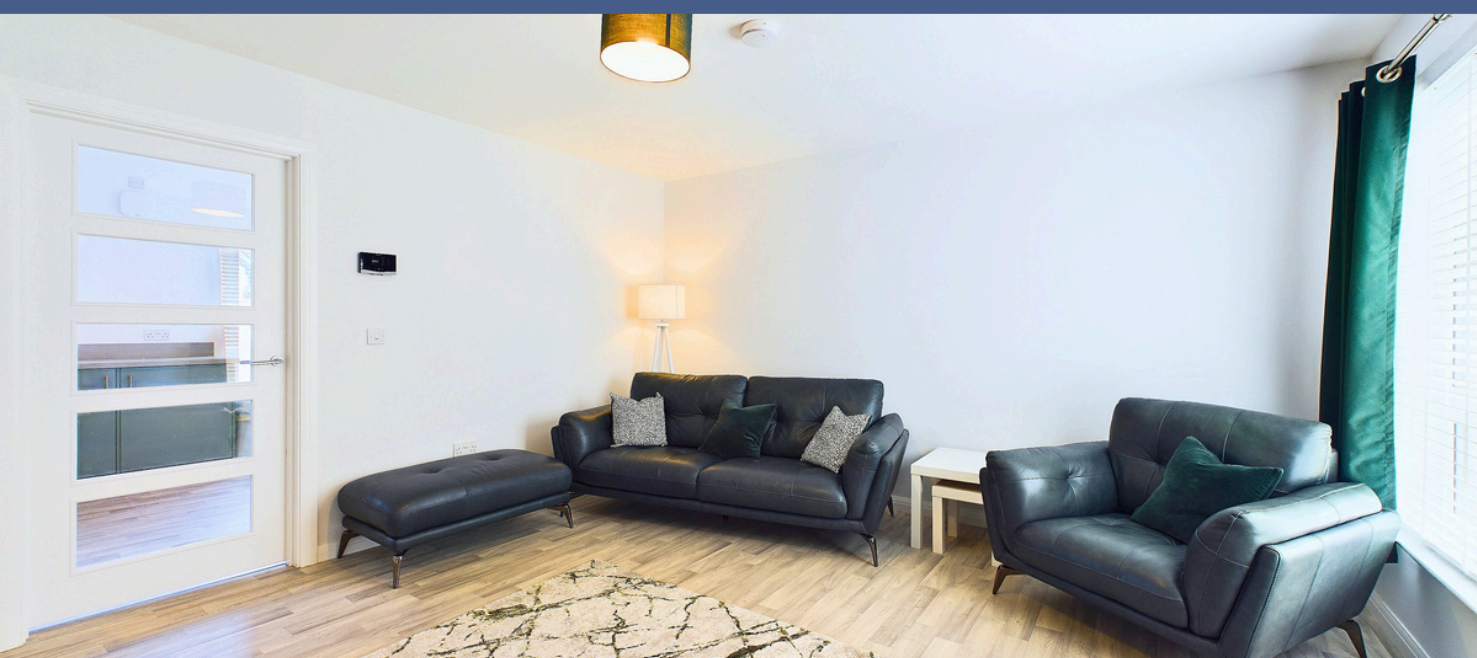
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01479 810 531



60 Bynack More is a modern three-bedroom semi-detached villa set within a newly built development in the heart of Aviemore. This immaculate villa is situated at the end of the cul-de-sac, closed to local woodland and enjoys great views of surrounding hills. The downstairs benefits from a bright, spacious sitting room and an open plan kitchen/dining area with French doors opening to the rear garden. There's also a WC and a deep, understairs storage cupboard. The generous accommodation continues upstairs with three double bedrooms and a modern shower room. The property benefits from full UPVC double glazing and thermostatically controlled eco-friendly air source heating.

The front garden is mainly laid to lawn with private off-street parking to the side. The rear garden is full enclosed with timber fencing and laid to lawn. The property is situated on the edge of the popular Milton woods where an abundance of walks and bike trails can be found.



For more information on this beautiful property please contact our office in Aviemore. Viewings can be booked by contacting Darren McConnell on 07981807965.

Aviemore is a bustling village situated at the foothills of the Cairngorms, offering many amenities including primary school, shops, restaurants, hotels and bars, among other attractions. There has been a recently launched and widely publicised development programme for the village, including national park status, a new Aviemore leisure and conference centre, funicular railway on Cairngorm and a new championship Golf Course at Dalnaber. These developments will enable the village to reposition itself as an all year round centre of tourism excellence.

ACCOMMODATION

Entrance Hallway

UPVC security door with multi-glazed viewing panels leads into entrance hallway. Doors off to the lounge and WC. Pendant light. Radiator. Laminate flooring.

WC

Two-piece white suite comprising of a WC and pedestal wash hand basin. Wall mirror. Toilet accessories. Pendant light. Radiator. Opaque window to front allowing natural daylight.

Lounge

Comfortable lounge with a window to the front offering views of the local woodland. Spacious understairs storage cupboard. Adequate space for lounge furniture. Doors to entrance hall and kitchen/dining area. Pendant light. Radiator. Laminate flooring.

Kitchen/Dining Area

Contemporary fitted kitchen with base and wall units incorporating stainless steel sink with mixer tap, induction hob, oven, and grill with extractor hood above. Integrated fridge freezer and washing machine. Adequate space for family and formal dining. Two pendant lights. Radiator. Laminate flooring. Window to the rear offering views and French doors opening to the rear garden.



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Staircase to first floor landing.

Bedroom 1

Excellent sized double room with large windows to the rear offering views of surrounding hills. Built in mirrored wardrobes offering hanging and storage space. Pendant light. Spotlights above the mirrors. Radiator. Fitted carpet.

Bedroom 2

Spacious double room with a window to the front offering views towards local woodland. Built in mirrored wardrobes offering hanging and storage space. Pendant light. Spotlights above the mirrors. Radiator. Fitted carpet.

Bedroom 3

Double room with a window to the front offering views towards local woodland. Built in wardrobe offering hanging and storage space. Pendant light. Radiator. Fitted carpet.

Family Shower Room

Three-piece white suite comprising WC, vanity wash hand basin and corner shower unit. Waterproof wall panelling around the shower and sink. Wall mirror. Extractor unit. Pendant light. Heated towel rail. Laminate flooring. High level Velux window.

Garden

The property benefits from both a front and rear garden. The front is open plan which is mainly laid to lawn with path leading to the front door. Private driveway offering space for numerous vehicles. The rear garden is secure with timber fencing and again is laid to lawn with space for garden furniture. Path leading from patio doors to the driveway.

Included

All floor coverings, curtains, blinds and light fittings where fitted. The property can be sold as seen with minor personal items removed.

Services

Electricity, water, and drainage. Telephone.

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Council Tax

Band D £1973 p.a. (2024/25) including water rates.
Discounts are available for single person occupancy.

Home Report

A Home Report is available for this property. Please use the following link:

- Reference: <https://app.onesurvey.org/Pdf/HomeReport?q=%2bmBtlq%2fKwmk%2bdgZEPF15Ng%3d%3d>
- Postcode: PH22 1UW
- EPC Rating - B

Price

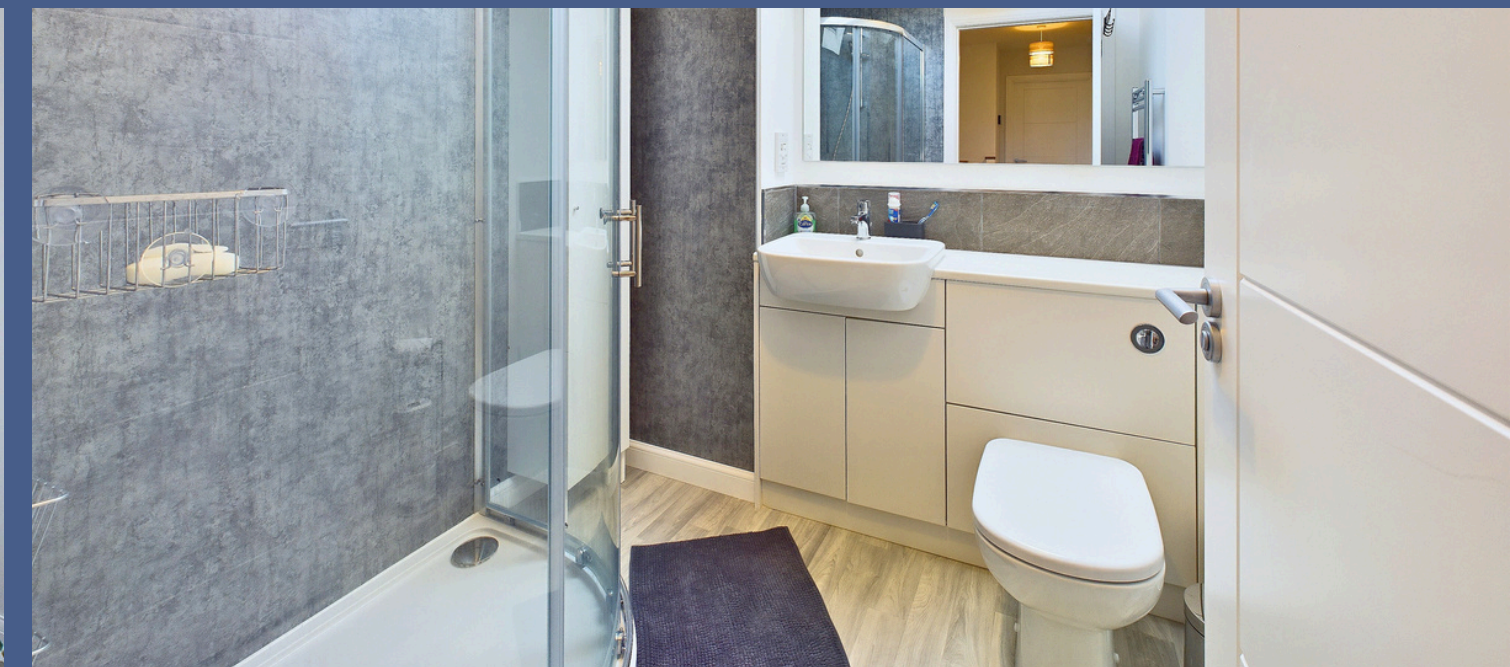
Offers Over £300,000 are invited. The seller reserves the right to accept or refuse a suitable offer at any time.

Offers

Formal offers should be submitted to our office in Aviemore.

Viewing

Viewing is strictly by appointment only through the Selling Agents.



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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. Purchasers should note that the Selling Agents have NOT tested any of the electrical items or mechanical equipment (e.g. oven, central heating system etc.) included in the sale. Any photographs used are purely illustrative and may demonstrate only the surrounds. They are NOT therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what is included in the sale.

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