

# 38 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:

- Modern & Efficient Three Bedroom Semi-Detached Villa
- UPVC Double Glazing & Eco-Friendly Air Source Heating
- Modern Fitted Kitchen with French Doors to the Rear Garden
- Warm and Bright Rooms Throughout
- Private Off-Street Parking
- Quiet Street Close to Woodland Walks

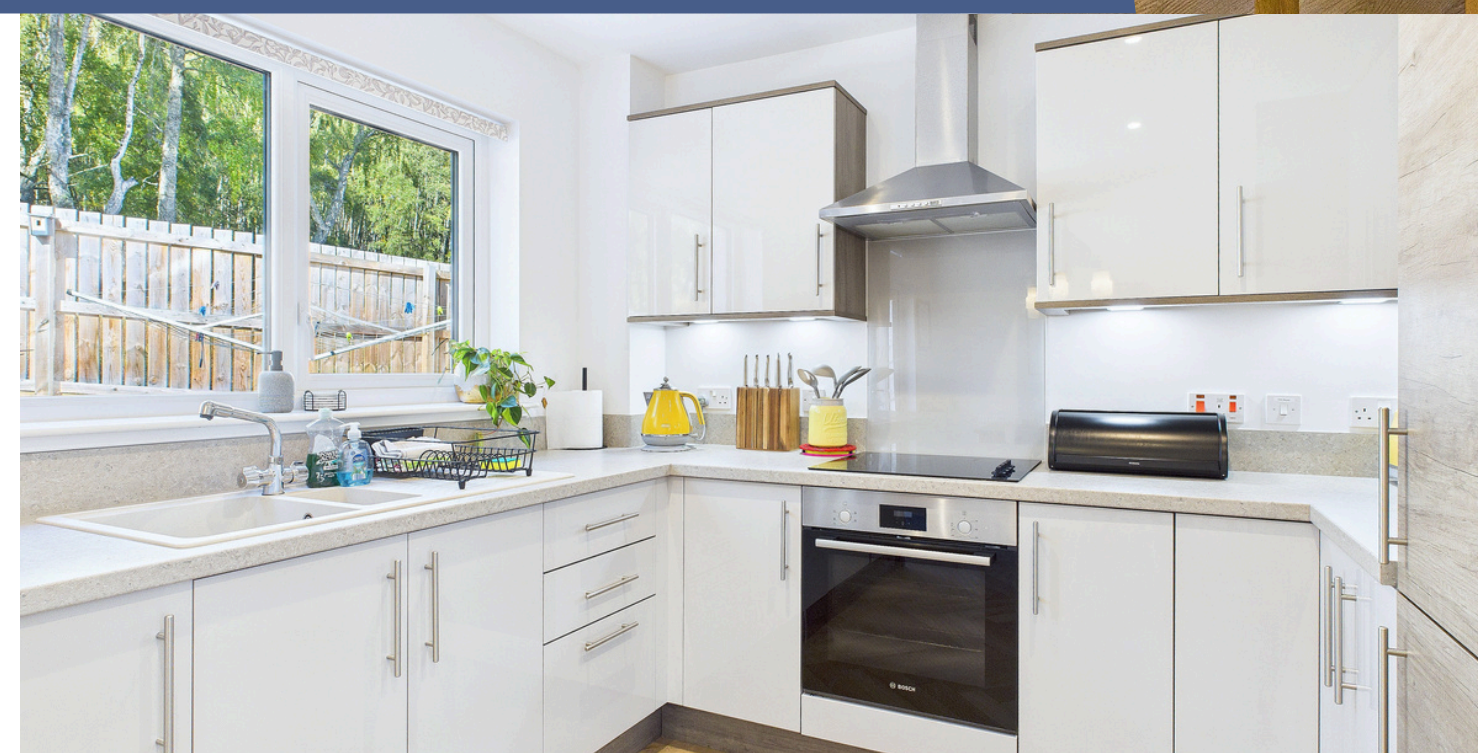
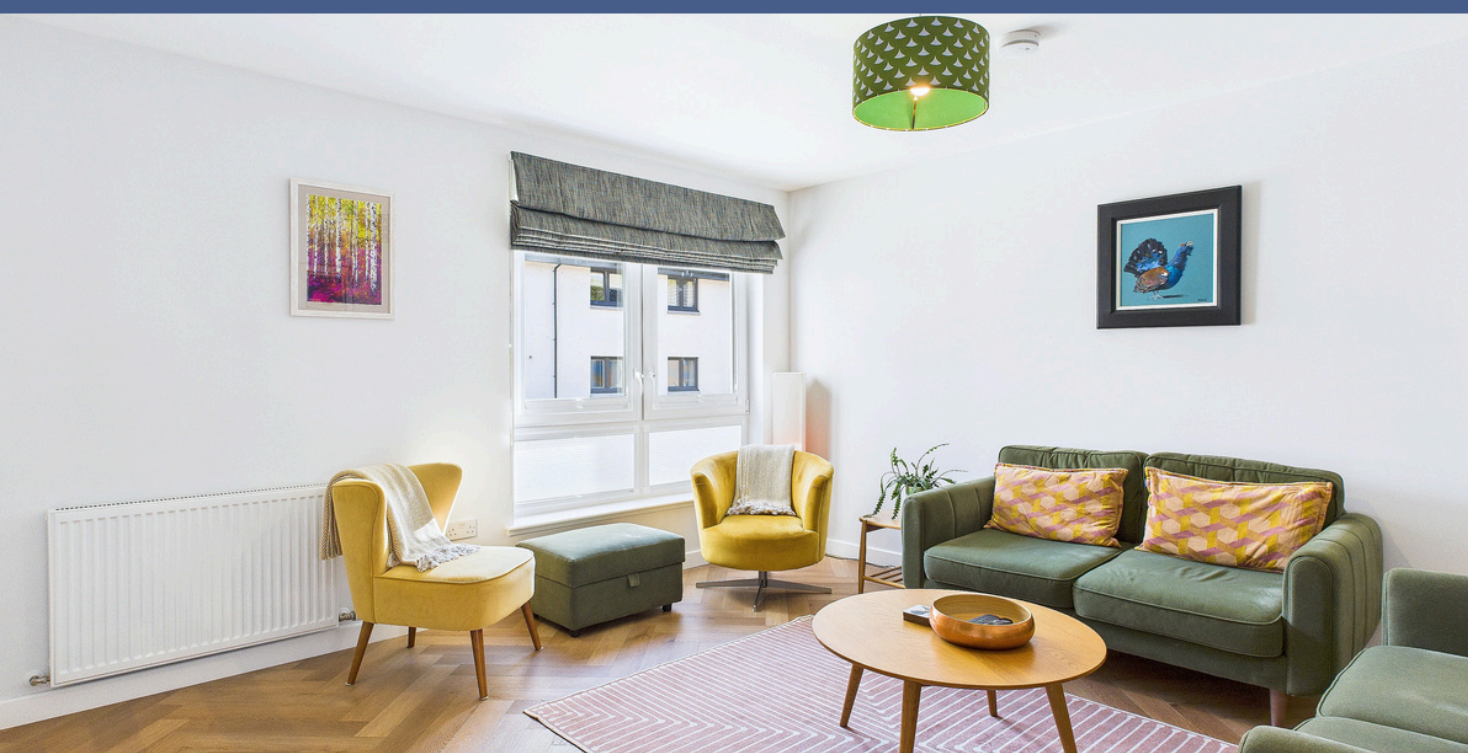
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38 Bynack More is a modern three-bedroom semi-detached villa set within a newly built development in the heart of Aviemore. This immaculate villa is situated on a quiet street, backing on to local woodland and close to all local amenities. The downstairs has a bright, spacious living room and an open plan kitchen/dining area with French doors opening to the rear garden. There's also a WC at the entrance and a deep, understairs storage cupboard. The accommodation continues upstairs with three bedrooms featuring wall panelling, built in wardrobes and a modern family bathroom. The property benefits from full UPVC double glazing and thermostatically controlled eco-friendly air source heating.

The property would make an ideal family home or holiday home.



For more information on this beautiful property please contact our office in Aviemore. Viewings can be booked by contacting Darren McConnell on 07981 807965.

Aviemore is a bustling village situated within the Cairngorms National Park. It is on the main rail line from Inverness/London and is just off the A9 giving easy access to all parts of the UK. Inverness Airport is approximately 40 miles away with regular daily flights to London and other UK destinations.

Aviemore village itself offers many amenities, including a primary school, shops, restaurants, hotels and bars, amongst other attractions. There is a leisure and conference centre, funicular railway on Cairngorm Mountain, Strathspey steam railway and the championship Spey Valley Golf Course at Dalfaber, all of which have contributed to enhancing the area and creating an all year-round centre of tourism excellence.



## OUTSIDE

The front garden is mainly laid to lawn with paving slabs and gravel at the front door. There is private off-street parking to the side for two cars. The rear garden is fully enclosed with timber fencing, a terraced area with garden bark and a large patio area with space for garden furniture. There is a garden shed, rotary clothes dryer and outside tap. The property is situated on the edge of the popular Milton woods where an abundance of walks and bike trails can be found.

## INCLUDED

All floor coverings, curtains, and blinds. All integrated kitchen appliances will also be included.

## SERVICES

Electricity, water, and drainage. Telephone and internet.

## COUNCIL TAX

Band D - £2127.48 p.a. (2025/26) including water rates.

Discounts are available for single person occupancy.



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## HOME REPORT

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

- Reference: <https://app.onesurvey.org/Pdf/HomeReport>
- Postcode: PH22 1UW
- EPC Rating: C
- Home Report Value: £300,000

## 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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