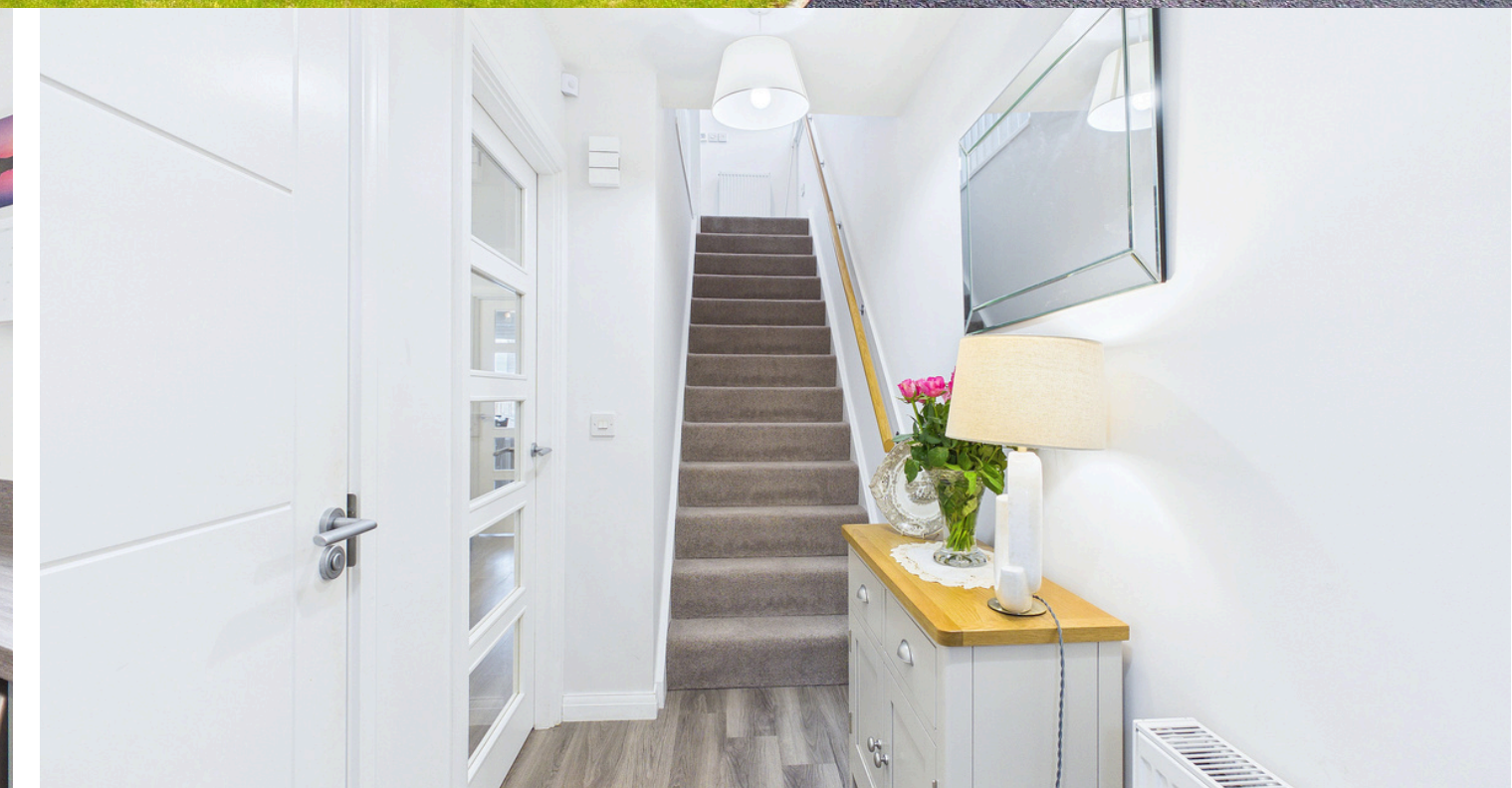


66 Bynack More Aviemore PH22 1UW

OFFERS OVER £300,000

Modern and Efficient Three Bedroom Semi-Detached Villa



Features:

- Central Village Location Close to All Local Amenities
- Full 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 Cul-De-Sac Location Close to Woodland Walks

CONTACT US :

CALEDONIA ESTATE AGENCY

GRAMPIAN ROAD

AVIEMORE

PH22 1RH

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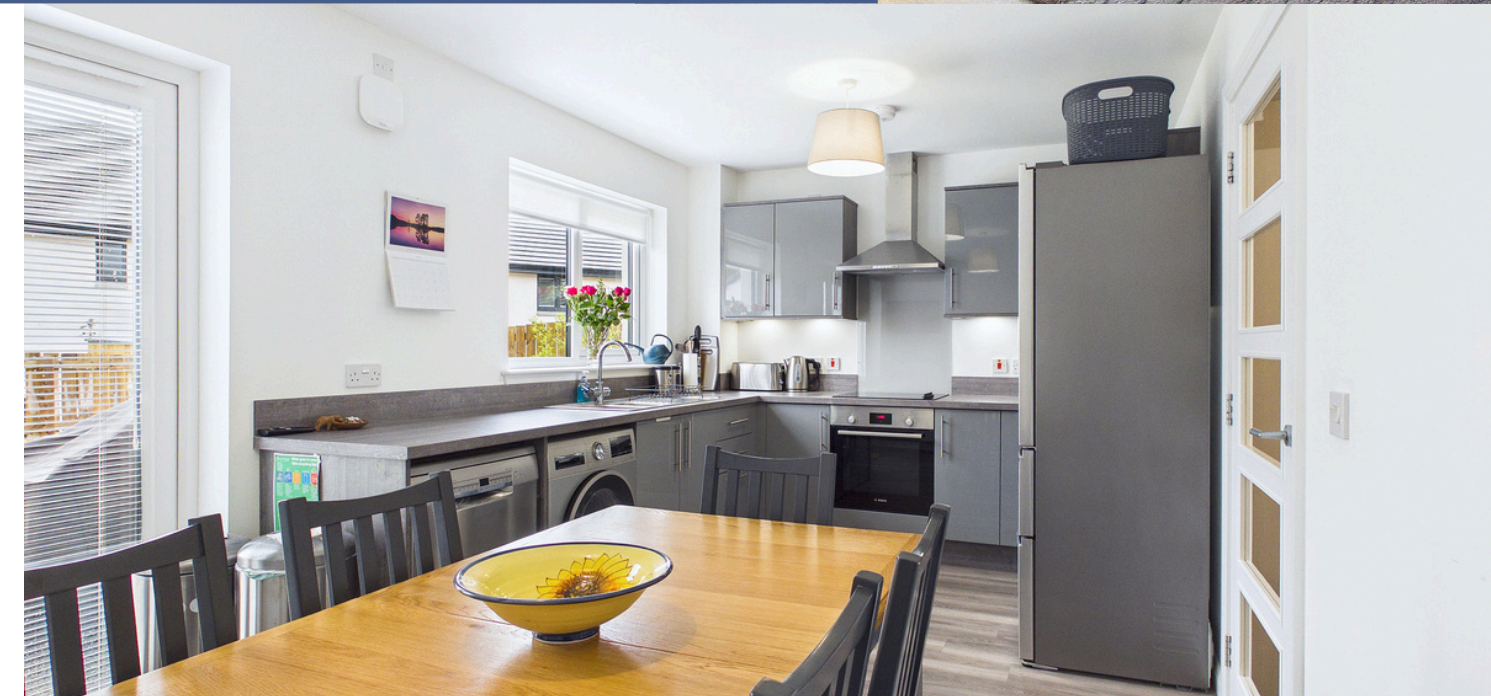
01479 810 531



66 Bynack More is a beautifully presented, modern three-bedroom semi-detached villa, ideally located within a recently completed development in the heart of Aviemore. Set in a peaceful cul-de-sac, the property enjoys a tranquil setting while remaining within easy reach of local woodland and all amenities.

The ground floor offers a bright and spacious living room, along with a stylish open-plan kitchen and dining area featuring French doors that lead directly to the rear garden—perfect for both everyday living and entertaining. A convenient WC and a generous understairs storage cupboard complete the downstairs accommodation. Upstairs, there are three well-proportioned double bedrooms with built in wardrobes and a modern family bathroom. The home benefits from full uPVC double glazing and an energy-efficient, thermostatically controlled air source heating system.

This warm and inviting home would make an ideal purchase for families or those seeking a comfortable, modern property in a highly desirable location.



For more information on this property please contact our office in Aviemore. Viewings can be booked by contacting Darren McConnell on 07981 807 965.



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 Dalnaber, all of which have contributed to enhancing the area and creating an all year round centre of tourism excellence.

OUTSIDE

Externally, the front garden is mainly laid to lawn, complemented by paving slabs and gravel at the entrance. There is private off-street parking to the side for two vehicles. The fully enclosed rear garden is laid to lawn with a patio area, ideal for outdoor seating, and includes a timber shed for storage, as well as the air source heat pump, bin store, and an outside tap. The property is perfectly positioned on the edge of the popular Milton Woods, offering an excellent range of scenic walks and cycling trails right on your doorstep.

INCLUDED

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

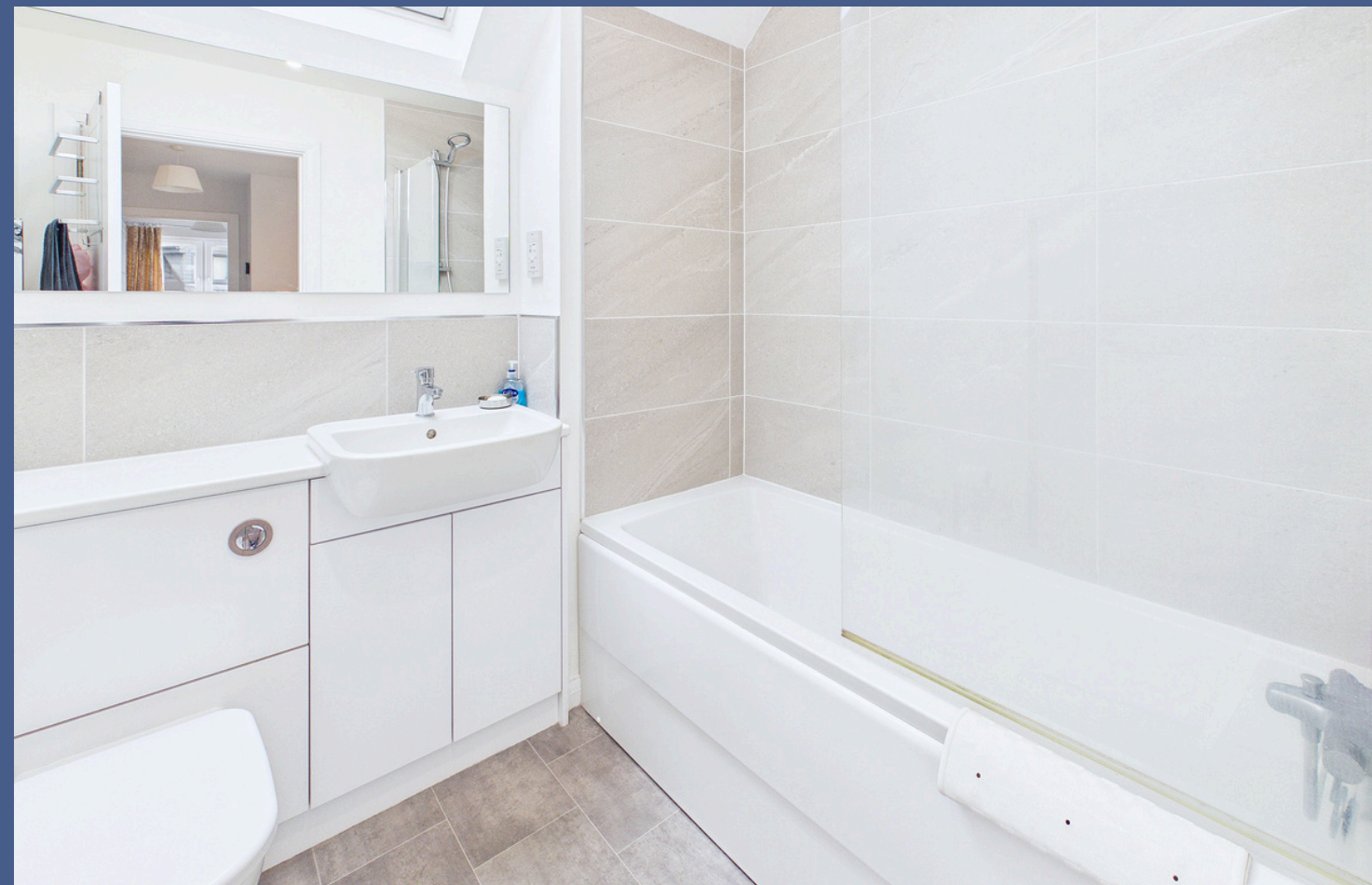
SERVICES

Electricity, water, and drainage.

COUNCIL TAX

Band D - £2286.31 p.a. (2026/27) 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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