

8 Bynack More Aviemore PH22 1UW

OFFERS OVER £300,000

Modern and Efficient Three
Bedroom Semi-Detached Villa
with Mountain Views



Features:

- Full UPVC Double Glazing & Eco-Friendly Air Source Heating
- Modern Fitted Kitchen with French Doors to the Rear Garden
- Generous Garden Space with Patio Area
- Private Off-Street Parking
- Central Village Location Close to All Local Amenities
- Close to Woodland Walks & Bike Trails

CONTACT US :
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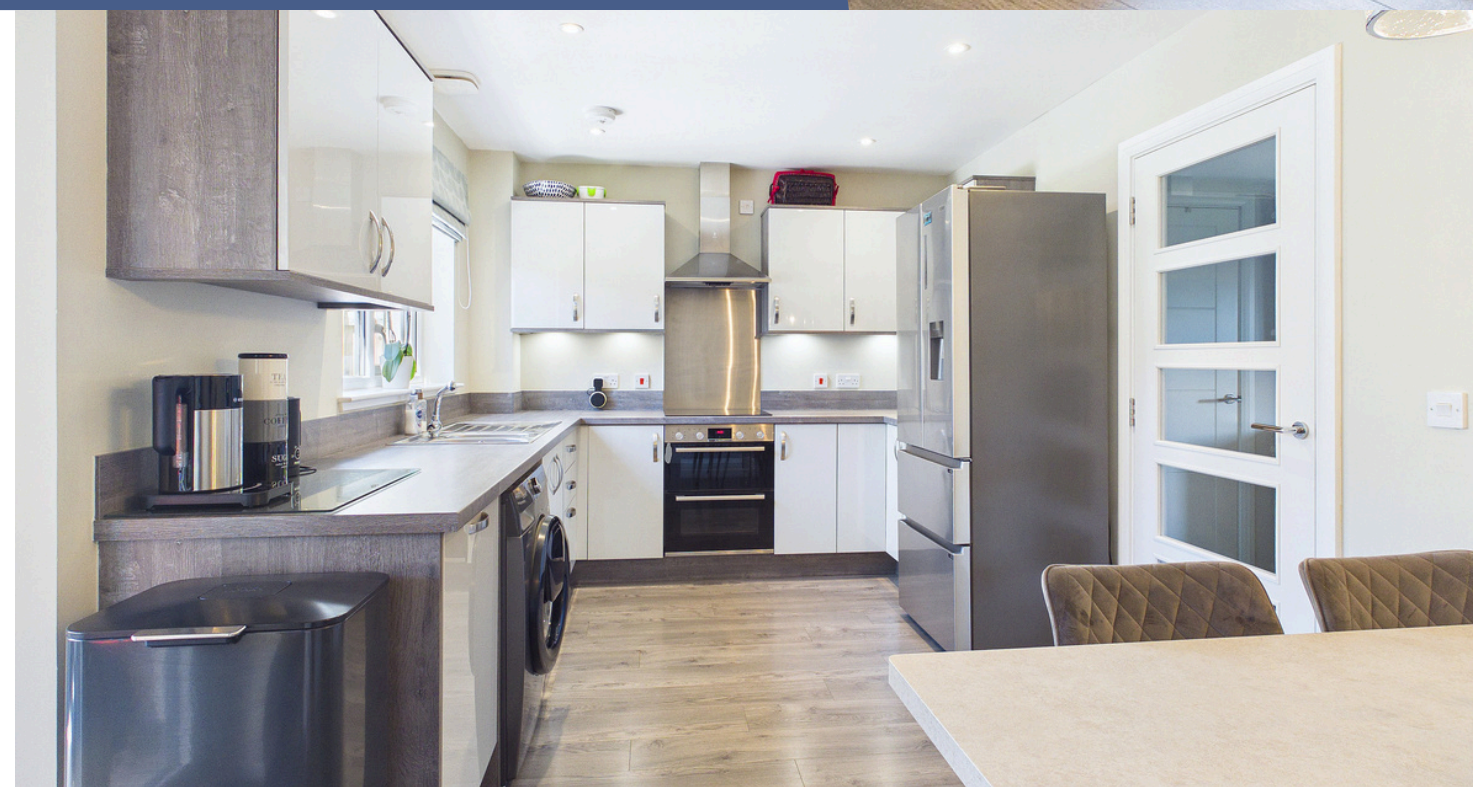


8 Bynack More is a well presented, contemporary three-bedroom semi-detached villa, set within a recently completed development in the heart of Aviemore. Ideally positioned, the property offers easy access to local amenities while enjoying stunning views of the surrounding mountains.

The ground floor features a spacious and inviting living room with striking views towards the Lairig Ghru. To the rear, a bright and stylish open-plan kitchen and dining area benefits from French doors opening directly onto the garden—perfect for indoor-outdoor living. A convenient WC near the entrance and a generous understairs storage cupboard complete the downstairs layout.

Upstairs, the property offers three well-proportioned double bedrooms, each with built-in wardrobes and picturesque mountain views, alongside a modern family bathroom. The home further benefits from full uPVC double glazing and an energy-efficient air source heating system with thermostatic controls.

This warm and turnkey home presents an excellent opportunity for families, first-time buyers, or anyone seeking a comfortable and modern property in Aviemore.



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 predominantly laid to lawn, enhanced by attractive shrub planting, with a combination of paving and gravel at the entrance creating a welcoming approach. A private driveway to the side provides off-street parking for up to three vehicles. To the rear, the generous and fully enclosed garden offers a spacious lawn complemented by a substantial patio area—perfect for outdoor dining and relaxation. The garden also features a handy storage shed, an external water tap, and the air source heat pump. Ideally situated on the edge of the popular Milton Woods, the property enjoys immediate access to an extensive network of scenic walking and cycling trails, making it perfect for those who appreciate the outdoors right on their doorstep.

INCLUDED

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

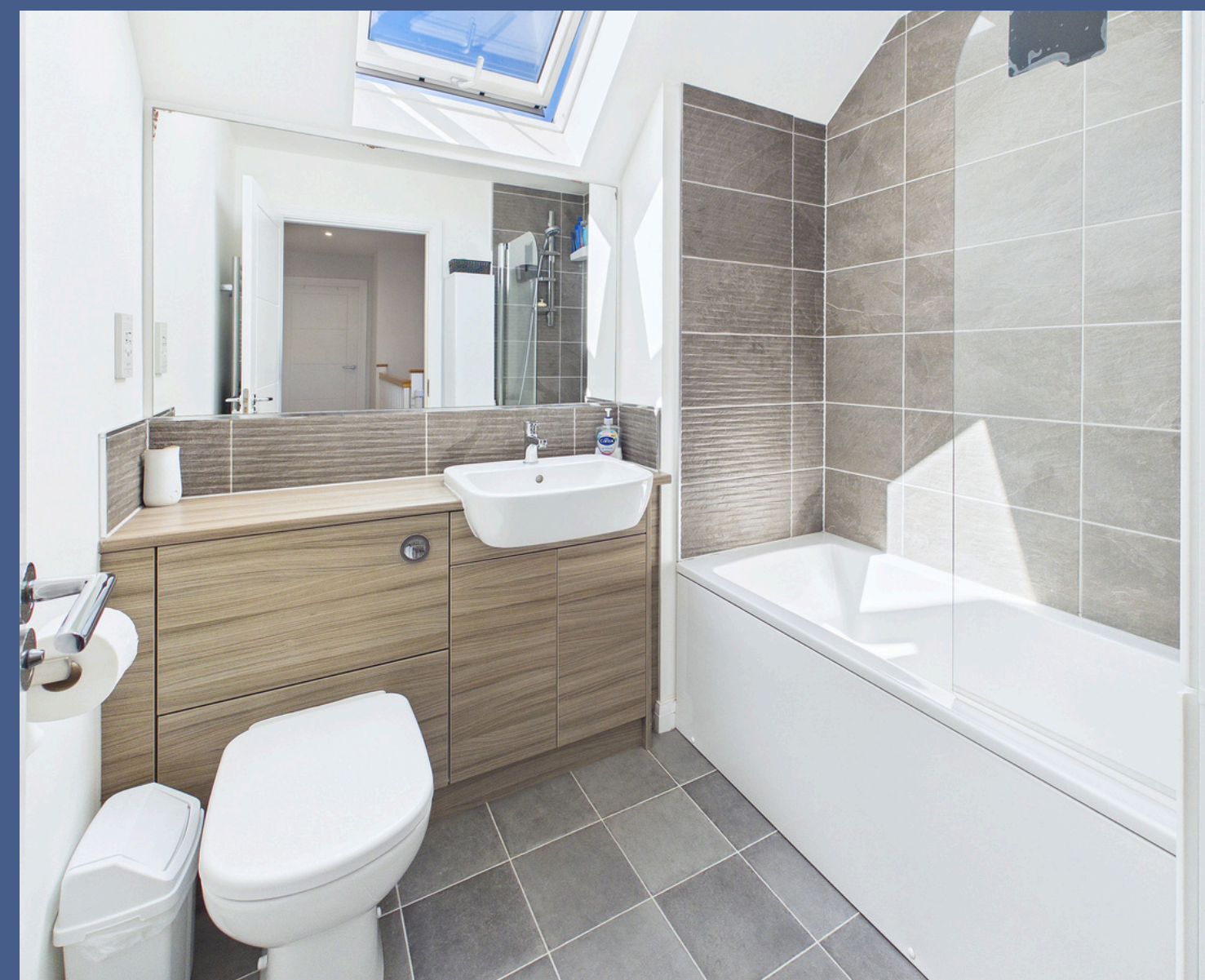
SERVICES

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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