

59 Bynack More
Aviemore
PH22 1US

Offers Over £175,000 are invited

Attractive Two Bedroom Ground Floor
Apartment Situated In A Popular Residential
Development



Features:

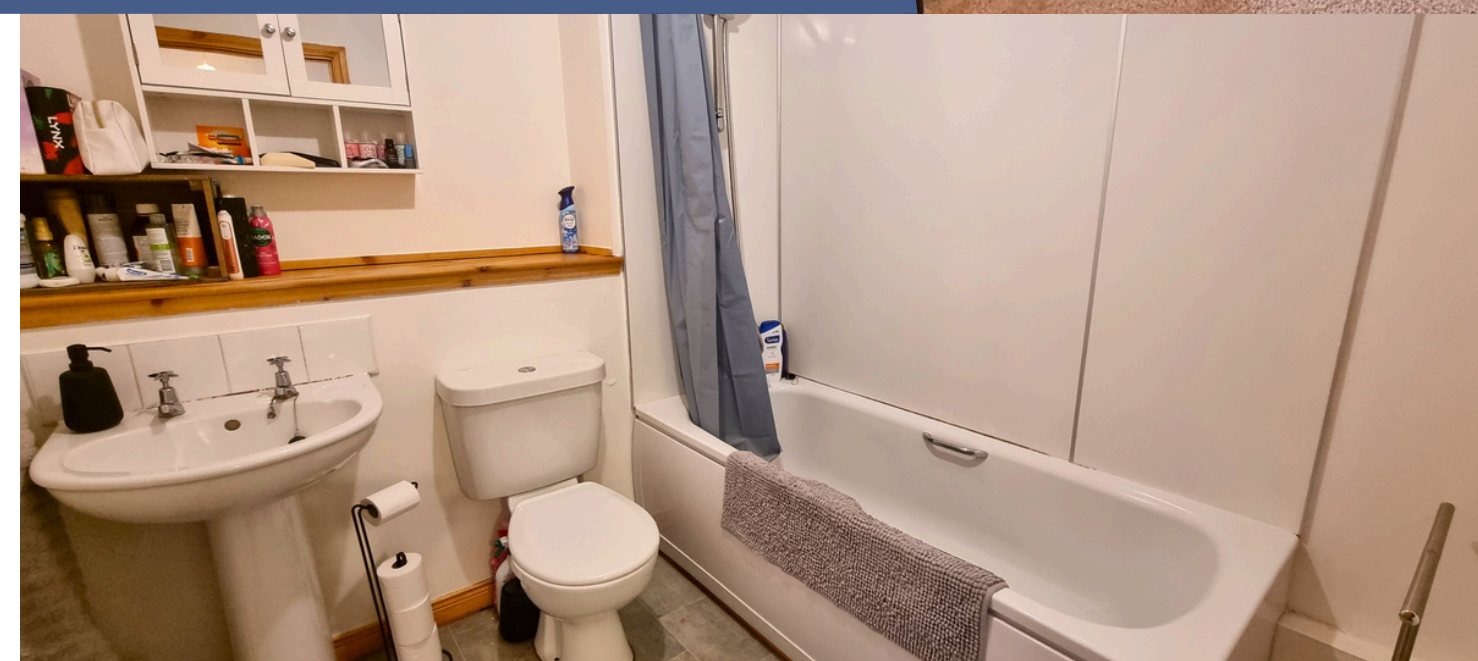
- Spacious Lounge Offering Limited Space For Dining
- Fitted Kitchen With Freestanding Appliances
- Full Double Glazing & Electric Central Heating
- Communal Garden Grounds
- On-Street Parking
- Quiet Cul-De-Sac Location Close To Woodland Walks

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59 Bynack More is an executive two-bedroom ground floor apartment situated on a new development in the heart of Aviemore. The development is nearing completion and has a mixture of 1, 2, & 3 bedroom properties. No 59 is a spacious and bright ground floor apartment that has been recently decorated and is in great condition. The accommodation includes two good sized bedrooms with wardrobes, lounge, kitchen and family bathroom. Other benefits include full double glazing and electric central heating. The property is located at the end of the cul-de-sac close to local amenities and facilities.

Located in a popular residential area, this property will make an ideal family home or alternatively offers a great opportunity for a first-time buyer to get on the property ladder.



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 & conference centre, funicular railway on Cairngorm and a new championship Golf Course at Dalfaber. These developments have enabled the village to reposition itself as an all year round centre of tourism excellence.

This property would make an ideal residential, holiday home or buy to let investment property. Viewing is recommended to fully appreciate the space and condition of this property.

ACCOMMODATION:

Entrance Vestibule

The property is accessed a timber security door with glazed viewing panel. It opens to a spacious vestibule that offers space for boots and jackets. Pendant light. Glazed door to inner hallway.

Inner Hall 2.39m x 1.23m

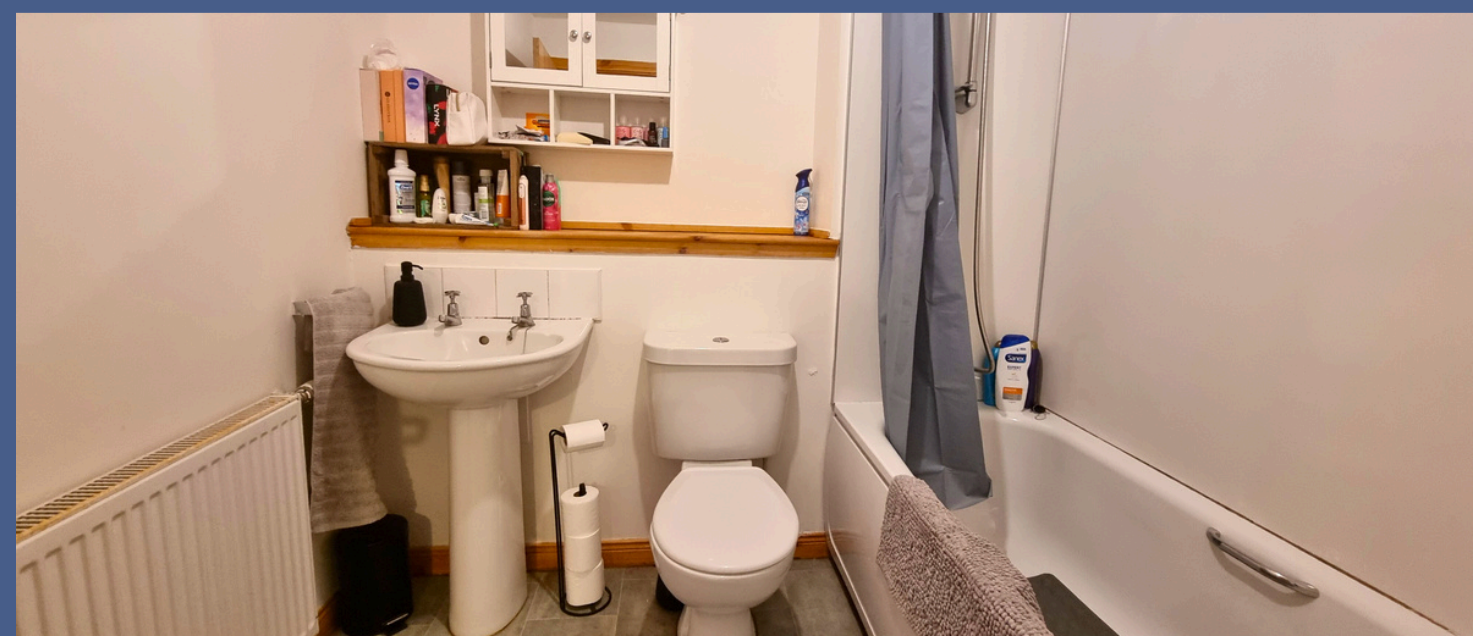
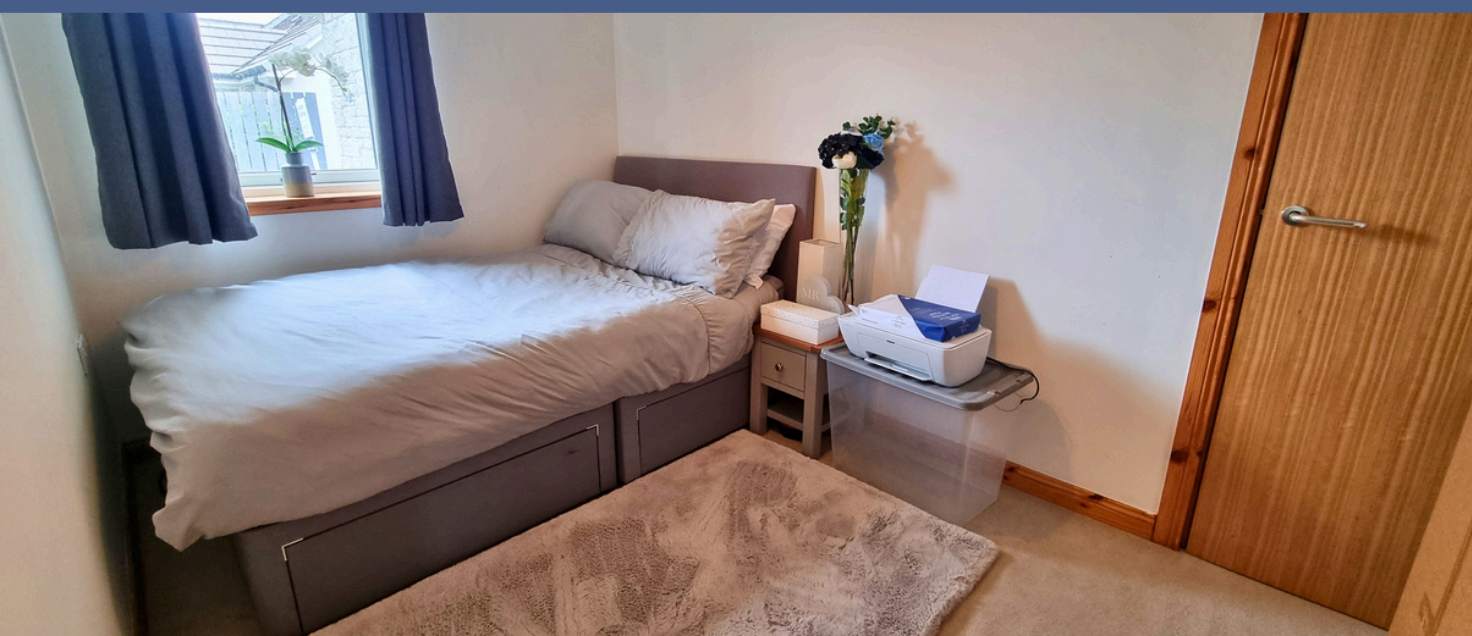
Timber glazed door opens to the spacious "L" shaped hallway. Doors off to all accommodation. Storage cupboard housing the boiler. Pendant light. Radiator. Fitted carpet.

Lounge 4.49m x 4.25m

Bright and spacious, rear facing room offering views to Craigellachie Nature Reserve. Adequate space for lounge and dining furniture. TV & internet points. Pendant light. Radiator. Fitted carpet. Door to kitchen.

Kitchen/dining 3.16m x 2.20m

Modern fitted kitchen with base and wall units incorporating stainless steel sink with mixer tap and extractor above the electric cooker. Space for freestanding appliances. Limited space for dining furniture. Wall tiles around work surfaces. Pendant light. Vinyl flooring. Window to the rear.



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Master Bedroom 4.41m x 2.93m

Double room with window to the front overlooking the garden grounds. Built in double wardrobe with hanging and storage space. Pendant light. Radiator. Fitted carpet.

Bedroom 2 2.95m x 3.35m

Double room with window to front offering natural daylight. Built in wardrobe with hanging and storage space. Ceiling light. Radiator. Fitted carpet.

Bathroom 2.13m x 2.32m

Three-piece white suite, comprising WC and wash hand basin, bath with mixer shower. Waterproof wall panelling around bath and tiles around sink. Mirrored cabinet. Extractor fan. Ceiling light. Vinyl flooring.

OUTSIDE

The building is situated at the end of the cul-de-sac and benefits from limited communal garden grounds. The car parking area is located at the front/side of the building with paved pathway leading to the front door.

MAINTENANCE

A Management fee of approx £110.00 per annum is payable to Cairn Housing for the upkeep of communal areas.

INCLUDED

All floor coverings, light fittings and curtains where fitted.



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SERVICES

Mains electricity, water & drainage, telephone.

COUNCIL TAX

Currently band C - £1715 per annum (2023/224) including water rates. Discount for single person occupancy.

HOME REPORTS

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

Reference: <https://app.onesurvey.org/Pdf/HomeReport?q=ZzuFcZeiWVJOYhtIYMxN%2fQ%3d%3d>

EPC Rating C

PRICE

Offer Over £175,000 are invited for the property. 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 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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