



## Bynack More, Aviemore, PH22 1UU

### Offers Over £229,995

Located in the picturesque area of Bynack More, Aviemore, this delightful first floor two bedroom flat, built in 2022 by Tulloch Homes, offers modern comfort.

For those who appreciate a hassle-free experience, this property comes with bookings and management in place, making it an excellent investment opportunity.

Whether you are looking for a peaceful retreat or a smart investment in the holiday rental market, this property in Aviemore offers a wonderful opportunity to experience the beauty of the Scottish Highlands.

Aviemore is located in the Cairngorms National Park, which offers an abundance of mountains, woods, and lochs. Aviemore is a hotspot for outdoor enthusiasts, with hiking and mountain biking in the summer and skiing and snowboarding in the winter. Despite its modest size, Aviemore provides vital services such as shops, restaurants, schools, and medical facilities. Residents can enjoy the ease of local services while maintaining the town's rural charm.

Aviemore has good transit options, including a train station that connects it to major cities such as Inverness and Glasgow. This accessibility may be appealing to those looking for access to urban regions.

## ENTRANCE



The entrance is from the front of the property and provides a space for hanging jackets and storing shoes.

## HALLWAY

All rooms are accessed from the hallway. There is a single storage cupboard.

## LOUNGE 13'10" x 10'6" (4.22m x 3.21m)



Sits to the front of the property.

## KITCHEN 10'6" x 7'10" (3.22m x 2.41m)



Fully equipped kitchen

## BATHROOM 8'3" x 6'9" (2.52m x 2.08m)



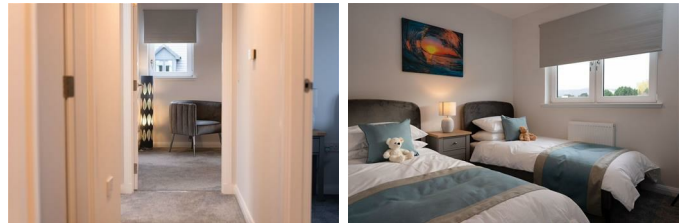
Bath with mains shower. White vanity.

## BEDROOM 1 11'5" x 7'10" (3.49m x 2.41m)



Fitted double mirrored wardrobe.

## BEDROOM 2 10'4" x 8'11" (3.15m x 2.74m)



COUNCIL TAX BAND - N/A

EPC - B

## SERVICES

Electricity: Mains

Water: Mains

Heating: Electric and solar panels

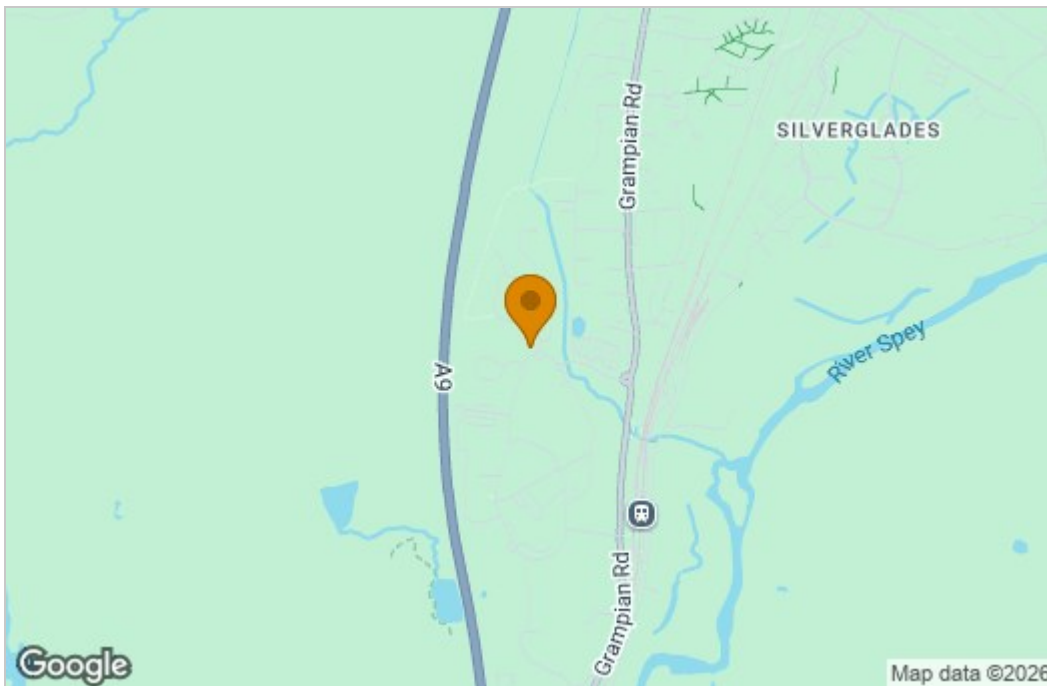
Garden: Shared communal garden and bike shed.

Locked storage area for household waste.

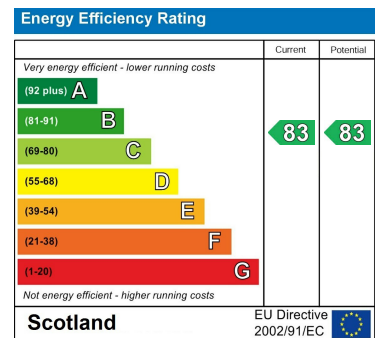
Off-road parking

# Floor Plan

## Area Map



## Energy Efficiency Graph



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