



masson
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solicitors and estate agents

4 Bynack House, Bynack More, Aviemore, PH22 1UU
Fixed Asking Price £200,000

Contact us on 01479 874800 or visit www.massoncairns.com

A beautifully presented two-bedroom ground floor apartment forming part of an executive development in the heart of Aviemore. Enjoying generous proportions and finished to a high standard throughout, the property offers bright and stylish accommodation with excellent amenity and scenic views towards Craigellachie Nature Reserve. The layout includes a spacious sitting room with ample space for both lounge and formal dining furniture, a modern and well-equipped kitchen, two comfortable double bedrooms with integral wardrobes, and a contemporary bathroom. The apartment is offered in walk-in condition, ideal as a low-maintenance home or a ready-to-go investment. Externally, there is access to well-kept communal garden grounds to the rear, mainly laid to lawn with a mix of mature trees and shrubs. A shared bike and bin store provides practical storage, and there is an abundance of parking to the front for residents and guests. Early viewing is recommended to appreciate the space, standard, and central location of this desirable Aviemore property. EPC D, Council Tax C, Home report available at massoncairns.com

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Aviemore

Situated in the heart of Scotland's Cairngorms National Park, Aviemore is a vibrant town known for its breath-taking landscapes and a plethora of amenities suitable for both residents and visitors.

Natural Attractions:

Cairngorm Mountains: A majestic range offering hiking, skiing, and snowboarding opportunities.

Lochs: Serene bodies of water like Loch Morlich, perfect for sailing, canoeing, and taking in the scenery.

Nature Trails: Verdant pathways and trails ideal for walking, cycling, and wildlife spotting.

Amenities and Activities:

Recreational Facilities: From the renowned Macdonald Aviemore Resort with its swimming pools and cinema, to the top-notch golf courses and spa facilities.

Adventure Sports: Including treetop adventures, quad biking, and horseback riding.

Winter Sports: The area is a hub for skiing and snowboarding enthusiasts, with Cairngorm Mountain being a prime destination.

Shopping & Dining: Aviemore boasts a range of shops – from quaint local boutiques selling handmade crafts to more familiar high-street names. Gastronomes will delight in the variety of eateries, from cosy cafes offering traditional Scottish fare to dining restaurants.

Cultural and Community Amenities:

Strathspey Railway: A steam railway journey offering a trip back in time and panoramic views of the Highlands.

Local Events: The town hosts a series of events year-round, including music festivals, the Thunder in the Glens motorcycle gathering, and more.

Education and Health: Aviemore is home to a primary school with secondary education in Kingussie and has excellent healthcare facilities including a newly opened community hospital ensuring the well-being of its residents.

Transport Links

From Aviemore, you can conveniently access various transportation options to explore the wider UK:

Airports: Inverness Airport (INV): Approximately 36 miles away, this regional airport offers domestic flights and some international connections. Aberdeen International Airport (ABZ): Roughly 87 miles away, providing a wider range of domestic and international flights.

Train Stations: Aviemore Railway Station: Located within the town, with regular services to Inverness, Glasgow, and Edinburgh, as well as connections to the wider UK rail network.

Road Routes: A9: a major north-south route traversing Scotland, providing access to Inverness, Perth, Stirling, and Glasgow. A95: This scenic route connects Aviemore to the A96, linking Inverness to Aberdeen, offering an alternative route to eastern Scotland.

With these options, Aviemore serves as a convenient base for exploring the UK's diverse destinations, whether traveling by air, rail, or road.

Home Report

To obtain a copy of the home report, please visit our website massoncairns.com where an online copy is available to download.

EPC Rating D

Hallway

A bright and welcoming hallway gives access to all accommodation and includes a cupboard. There is carpet flooring and ceiling lighting.

Sitting Room

3.12m x 4.20m (10'2" x 13'9")

The sitting room is a bright and inviting space that offers excellent natural light through a large front-facing window. The room is well-proportioned with ample space for both seating and dining arrangements. It features fresh, neutral décor and quality carpet flooring, creating a comfortable setting for relaxing or entertaining. There is direct access to the kitchen.

Kitchen

3.02m x 2.40m (9'10" x 7'10")

The kitchen is beautifully finished in a contemporary style and enjoys excellent natural light from a large window overlooking the communal garden. Featuring modern "Dove Grey" base and wall units, the space is both practical and stylish, incorporating an integrated Bosch oven, ceramic hob, grill, and extractor fan. There is also an integrated fridge and freezer along with a stainless steel 1½ bowl sink. Additional features include tile-effect vinyl flooring, a pendant light fitting, and a built-in storage cupboard which houses the boiler.



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Bathroom

2.12m x 1.97m (6'11" x 6'5")

A stylish and contemporary family bathroom featuring a white three-piece suite comprising a WC, a vanity unit with inset basin, and a bath with a wall-mounted shower and glazed screen. The suite is complemented by sleek grey metro-style tiling around the wet areas, while an opaque window provides natural light and privacy. Additional features include a chrome heated towel rail, ceiling light, extractor fan, and practical vinyl tile-effect flooring.

Bedroom One

3.17m x 3.05m (10'4" x 10'0")

A bright and well-proportioned double bedroom enjoying excellent natural light through a large picture window offering some views to the Craigellachie Nature Reserve. The room offers ample space for furnishings and includes a built-in mirrored wardrobe providing generous storage. Finished with soft carpet flooring, pendant and roof spotlight lighting.

Bedroom Two

2.73m x 2.83m (8'11" x 9'3")

A light and neatly presented twin bedroom with mirrored sliding wardrobes providing excellent storage, and a large window allowing for natural light and pleasant views. There is carpet flooring and ceiling lighting which creates a calm and relaxing atmosphere, ideal for family or guests.

Outside

The property benefits from well-maintained communal garden grounds to the rear, mainly laid to lawn with a variety of mature trees and shrubs. There is a shared bike and bin store for residents' use, and an abundance of

parking available to the front of the building. Approx £120 per annum is payable for the maintenance of common areas in and around the residential estate (grass cutting and plants etc).

Services

It is understood that there is mains water, drainage and electricity.

Entry

By mutual agreement.

Fixed Price

Fixed Price of £200,000

There is the option to purchase the property fully furnished by separate negotiation.

Viewings and Offers

Viewing is strictly by arrangement with and all offers to be submitted to:-Masson Cairns

Strathspey House

Grantown on Spey

Moray

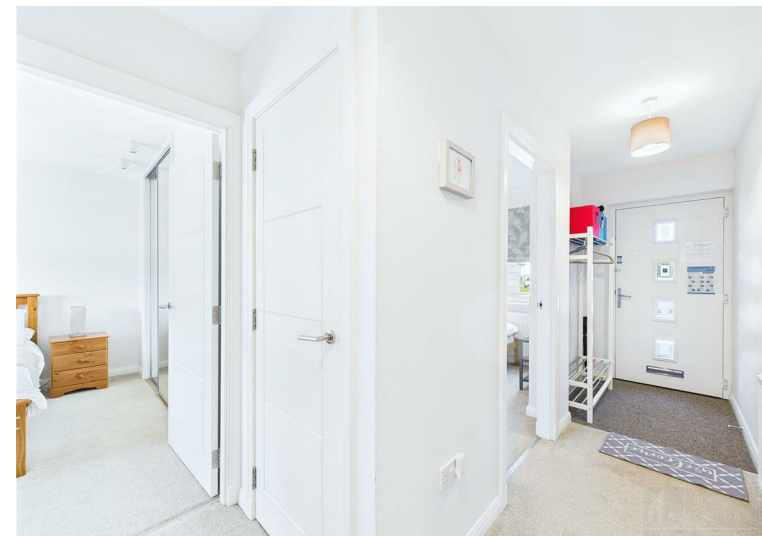
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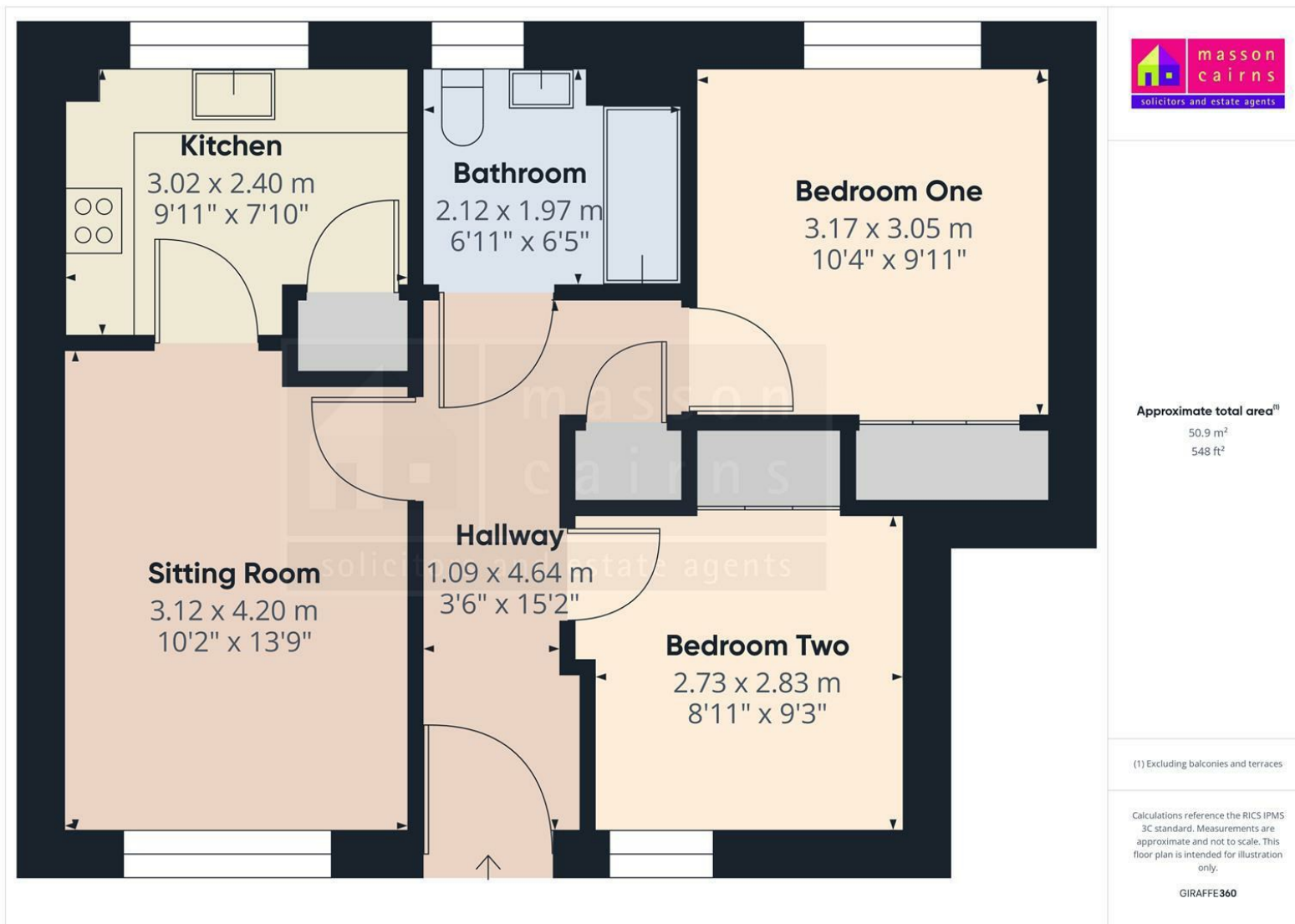
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Approximate total area⁽¹⁾
50.9 m²
548 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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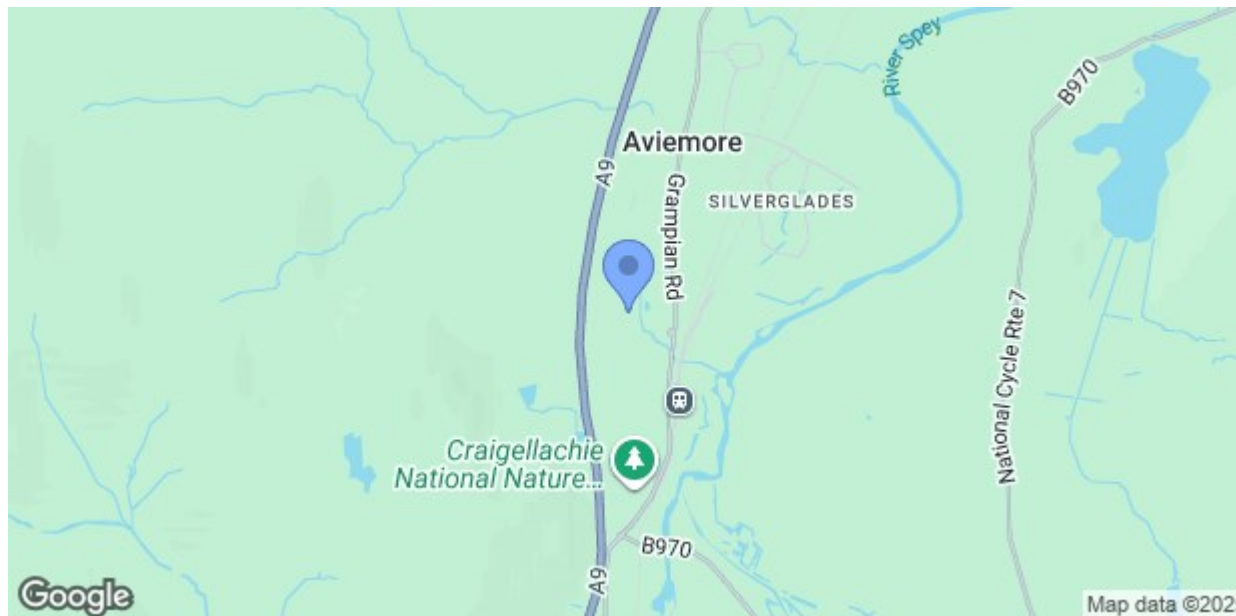
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	



While the above particulars are believed to be correct
they are not guaranteed and all offerers must satisfy
themselves on all matters



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