



**Thorntons**   
The right way to move

26 Ben Avon Place, Bynack  
More, Aviemore PH22 1UY







## Summary

This stylish and energy-efficient two-bedroom first-floor flat is set in a modern development in central Aviemore. Designed for contemporary living, it features a spacious open-plan kitchen, dining, and lounge area with integrated appliances and space for a dining table. Both double bedrooms include fitted storage, and the modern bathroom adds comfort and convenience. There is also access and use of a communal bike store at the side of the flat which is used by the proprietors in the block. The property enjoys mountain views, excellent local amenities nearby, and includes a deep hall cupboard, electric wet heating with solar thermal panels, and double glazing. A private parking space and visitor bays are available. Finished to a high standard, it's ideal for first-time buyers, investors, or those seeking a low-maintenance Highland retreat.

## Features

- Modern two bed first-floor flat
- new development in central Aviemore
- Double bedrooms and modern bathroom
- Bright open-plan kitchen/dining/lounge area
- Mountain views from the living space
- Short walk to local shops and services
- Ideal first-time buy or investment
- Prime location within the Cairngorms National Park
- EPC Band: B, Floor area: 63m<sup>2</sup>
- Council Tax: Band C, Tenure: Freehold

## Room Measurements

Kitchen/Diner/Lounge 10'7" x 22'1"  
(3.22m x 6.74m)

Bedroom 1 9'5" x 11'8" (2.88m x 3.55m)

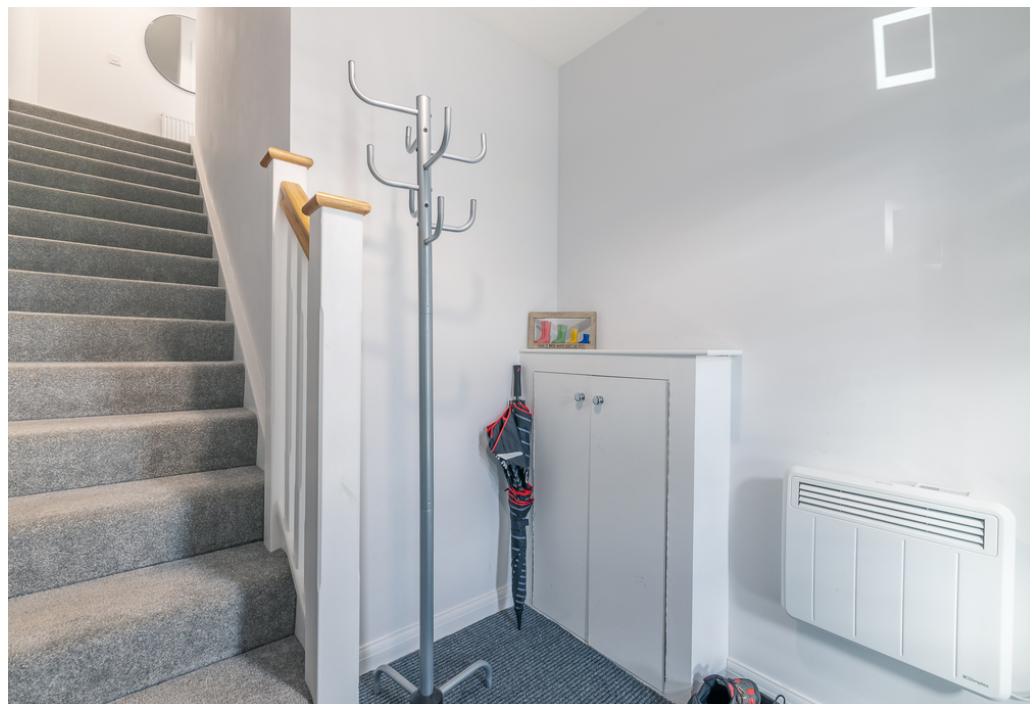
Bedroom 2 10'4" x 9'5" (3.14m x 2.86m)

Bathroom 6'9" x 8'3" (2.06m x 2.51m)





Prime location within the Cairngorms National Park











Fantastic investment opportunity



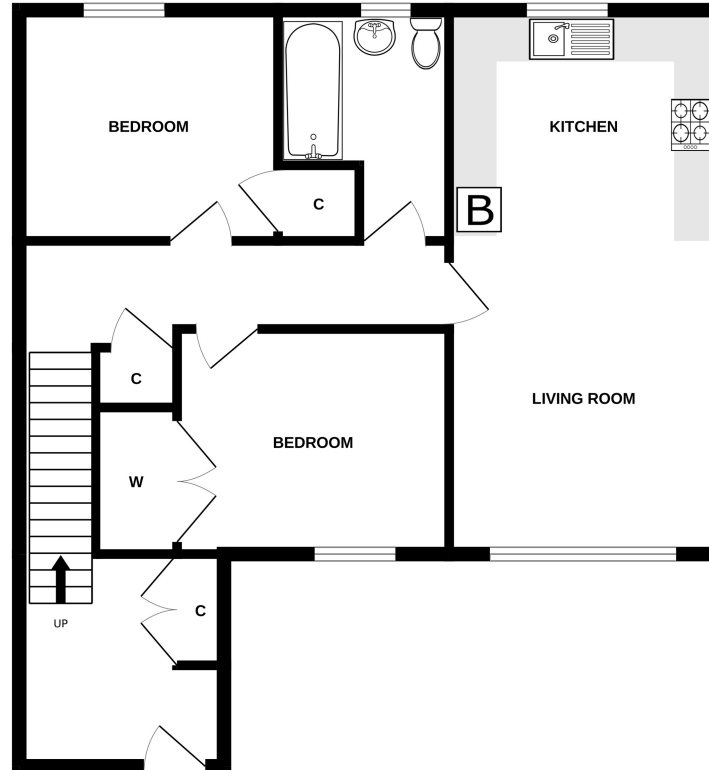


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# Floorplan

## GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.



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