




McEwan Fraser Legal
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Gartly Station
GARTLY, ABERDEENSHIRE, AB54 4QA



Gartly Station

Gartly Station approximately 5 miles south of Huntly is set back from the A97 in a tranquil rural village setting. Built and opened on the 20th of September 1854 for the Earl of Lennox, the station closed on the 6th of May 1968 and lay derelict until being converted into a stunning home. The village of Gartly offers primary education with Huntly offering both primary and secondary education with Gordon Primary and The Gordon Schools are high-performing and well-thought-of among the community. Locally there are numerous sporting activates: Fishing is a very popular pastime with the nearby rivers of Deveron and Bogie which are renowned for salmon and trout.

The local area is a big attraction for hikers, explorers and other tourists thanks to its position beside the world-famous Speyside whisky trail and Castle trail as well as its historical charm.

Huntly is a long-established and prosperous Scottish market town on the main A96 road approximately 39 miles from Aberdeen and 59 miles from Inverness. It is within easy commuting distance with great mainline rail and other public transport networks.



Gartly Station

Gartly Station is a two-bedroom village home that will admit its new owners to an Exclusive Club – living in a former station on a working railway. These disused stations on the current network rarely if ever come up for sale as homes. Gartly in Aberdeenshire is among what is thought to be just a handful of lived-in disused stations on the Scottish network.

Converted to a two-bedroom single storey residential home with the use of local and highly skilled trade's persons the property exudes character and grandeur at every turn. Great care was taken throughout the renovation to ensure that a wealth of traditional features were retained, the original stained glass window station name, fireplaces, ceiling roses, pitch pine doors, ceiling cornicing to name but a few.





Gartly Station

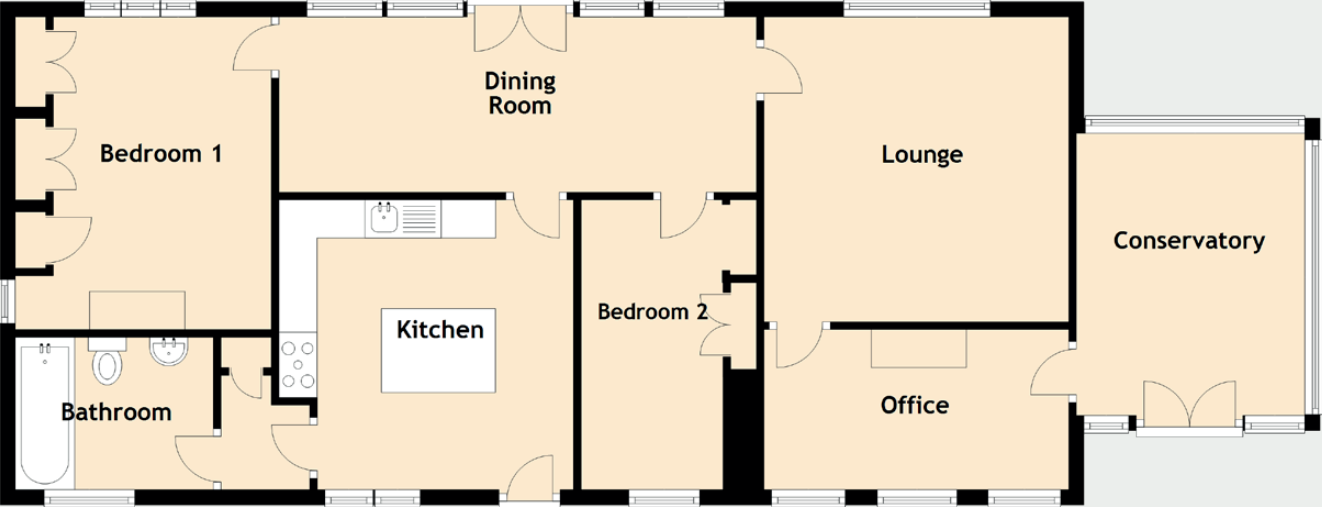
The kitchen was the stationmaster's office and a waiting area adjacent to the platform is now the formal dining room. The main bedroom was once the ladies waiting room, while the living room was the gentlemen's waiting room. A guest bedroom, immaculate bathroom, office and conservatory completes the accommodation.

The property further benefits from immaculate fresh decor, sash & case windows and oil fired central heating system. A one-off opportunity to own something quite special and due to its location potentially a huge investment property with holiday homes continually demanding high prices.

The garden grounds are gated with borders containing a wealth of mature shrubs, plants and seasonal flowers with sporadic planting of mature trees. Another unusual feature is the recently fenced trackside garden. The former platform is laid out with grass and flower beds. Although belonging to ScotRail, this ground is maintained on an informal basis by the sellers with the owner's consent. A patio from the conservatory is perfect for al-fresco dining and enjoying the sun and views. The grounds are gated and fenced making a safe environment for children and pets alike. Off-street parking is available for multiple vehicles a garden shed completes the gardens.







Approximate Dimensions
(Taken from the widest point)

Lounge	4.00m (13'1") x 4.00m (13'1")
Dining Room	6.60m (21'8") x 2.30m (7'7")
Kitchen	3.60m (11'10") x 3.60m (11'10")
Conservatory	3.70m (12'2") x 3.00m (9'10")
Office	3.90m (12'10") x 2.10m (6'11")
Bedroom 1	4.10m (13'5") x 3.70m (12'2")
Bedroom 2	3.50m (11'6") x 2.30m (7'7")
Bathroom	2.60m (8'6") x 1.80m (5'11")

Gross internal floor area (m²): 113m²
EPC Rating: D

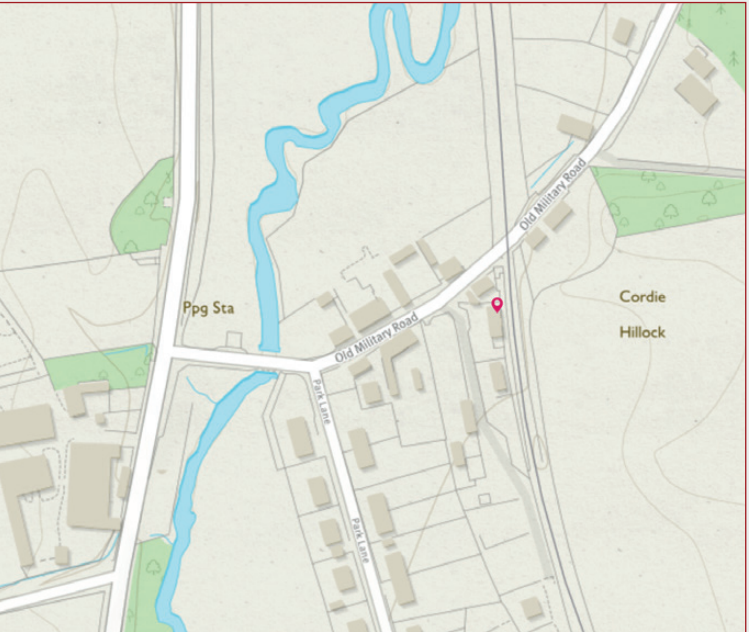


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