

# Station House

OLD MILITARY ROAD, GARTLY, ABERDEENSHIRE, AB54 4QA



TRADITIONAL STONE AND SLATE DETACHED  
TWO/THREE BEDROOM DWELLING



01224 472 441



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





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This former Station House will admit its new owners to an exclusive club, living close to a former disused station on a working railway, these types of property rarely if ever come up for sale. Gartly in Aberdeenshire is among what is thought to be just a handful of lived-in disused stationmaster's houses on the Scottish network.

This two/three bedroom detached dwelling offers living accommodation over two levels. The present owners during their long tenure have carried out multiple upgrades, and the property further benefits from double glazing together with oil-fired central heating. This unique home would suit the first-time purchaser or the young family, and due to its location potentially a huge investment property with holiday homes and Air B&Bs continually demanding high prices.

The accommodation comprises; the front door to the welcoming hall leading to all accommodation, a spacious lounge with a working fireplace that gives access to the third bedroom/home office, a dining kitchen with multiple wall and base units with contrasting worktops, and a multitude of stand-alone appliances.

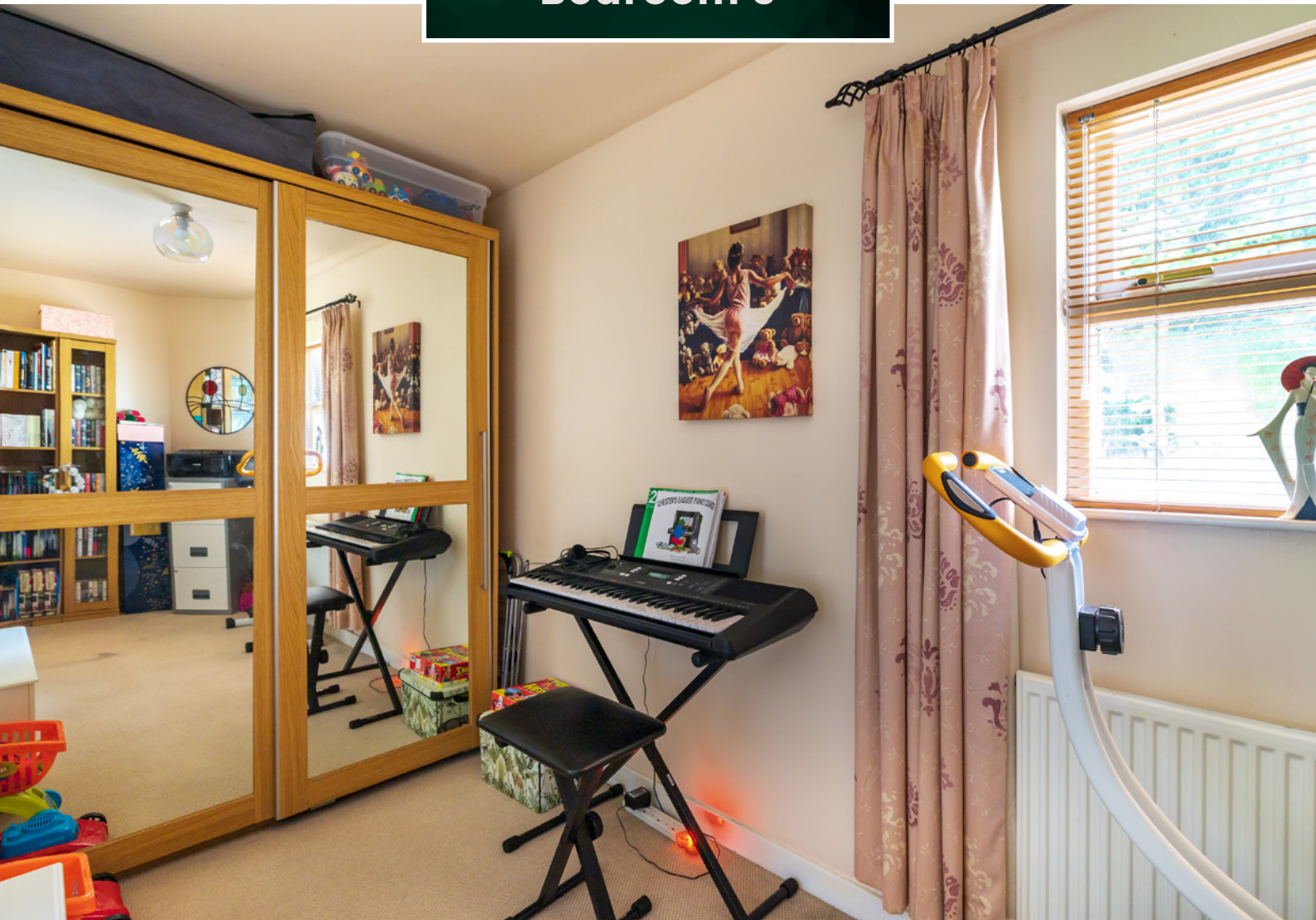
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**Bedroom 3**





A centrally located family bathroom with a shower over the bath completes the ground-floor accommodation. A carpeted staircase with a wooden balustrade leads to the first floor where you have two double bedrooms both have bay windows that flood the rooms with natural light.





**Bedroom 1**

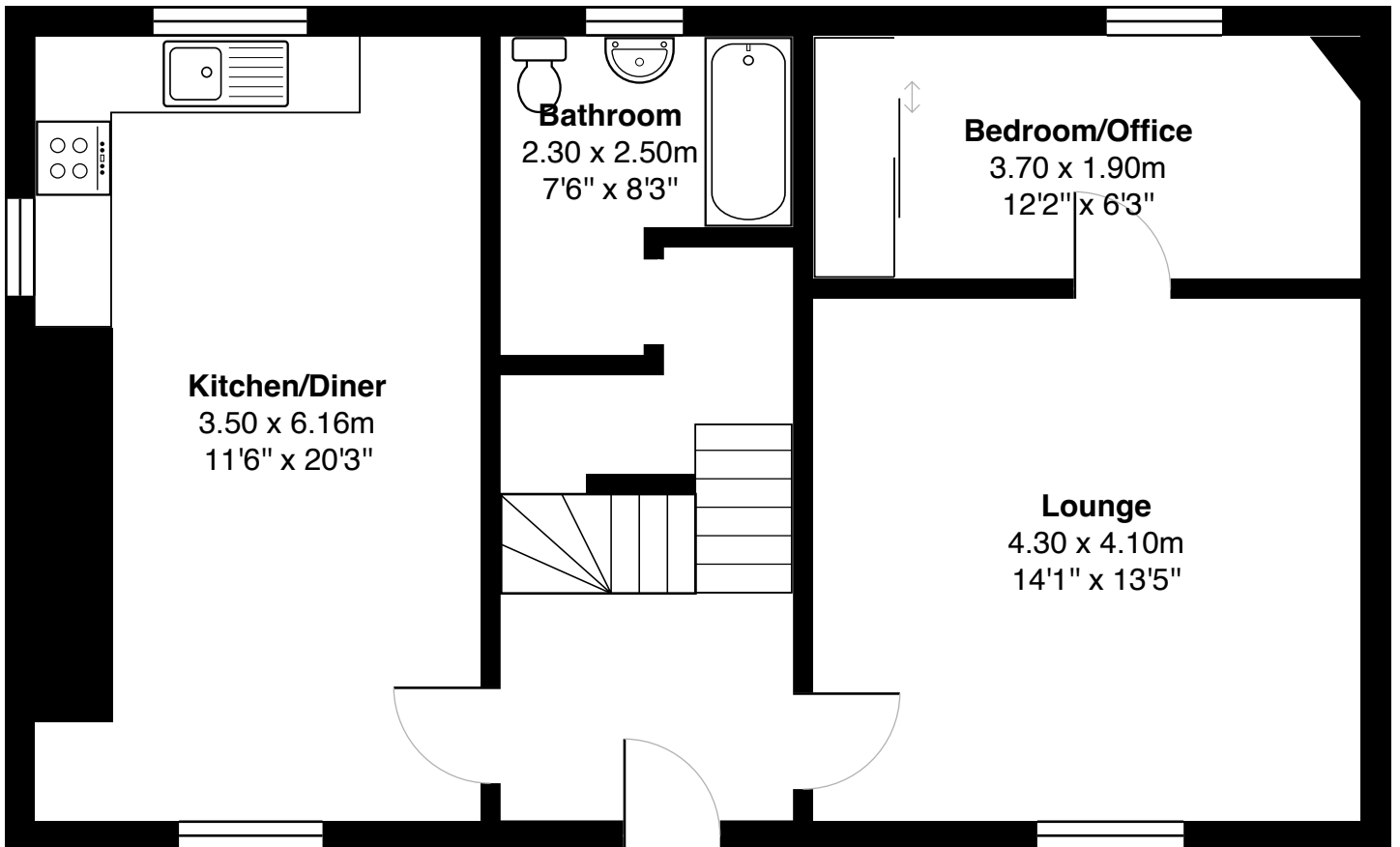
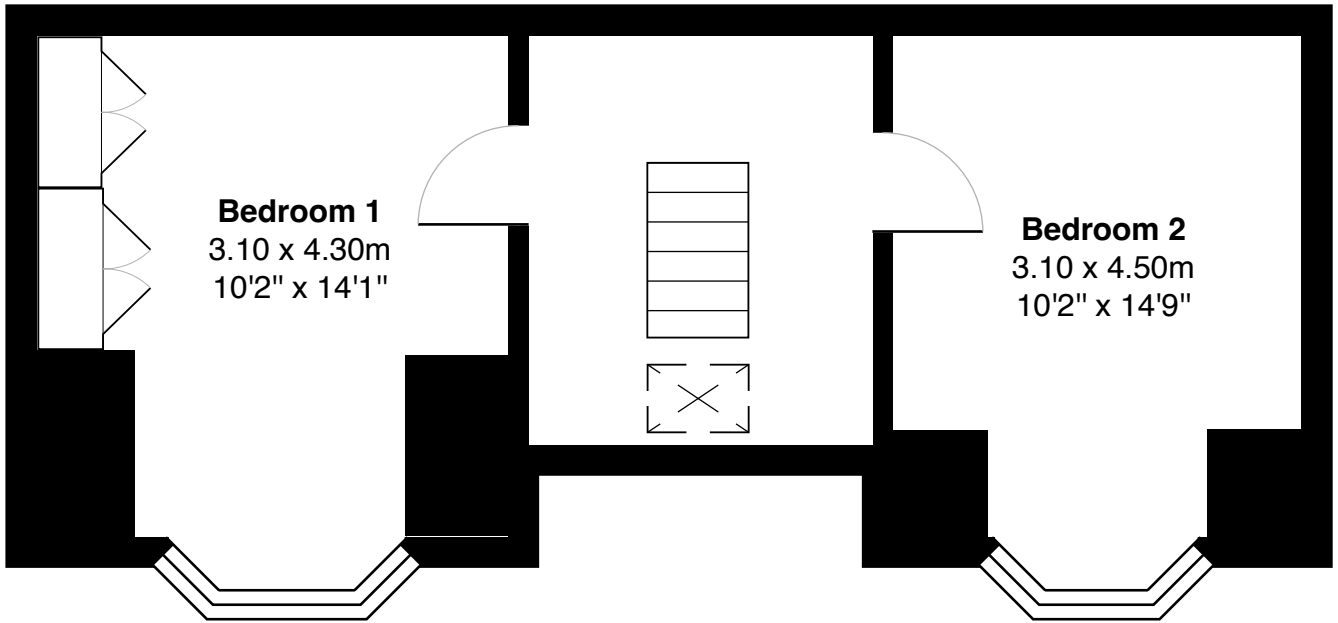




**Bedroom 2**







Gross internal floor area (m<sup>2</sup>): 97m<sup>2</sup>

EPC Rating: D

The front garden is gated and is laid mostly to lawn with borders containing a scattering of mature shrubs, plants, and potted seasonal flowers a safe area for children and pets alike and the perfect spot for some alfresco dining and enjoying the sun. It also allows access to the garage, the side garden leads to the main garage door and allows off-street parking for at least two vehicles. The property has mains electricity, drains, water and oil-fired central heating gas.





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The quaint and quiet village of Gartly offers primary education with Huntly offering both primary and secondary education. The sought-after Gordon Primary and The Gordon Schools which are high-performing and well-thought-of in the community. Locally there are numerous sporting activities, 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 Malt Whisky Trail and Castle Trail and its historical charm. Huntly 5 miles north, 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.

The town is also the starting point for the famous Highland Horseback Trail - a 200-mile route. A leisure centre with a swimming pool and skiing at the Nordic Ski Centre. The National Trust sites nearby are a popular tourist attraction throughout the year, giving easy access to the Grampian and Cairngorm Mountains the Royal Deeside, and the stunning Moray Firth Coastline.

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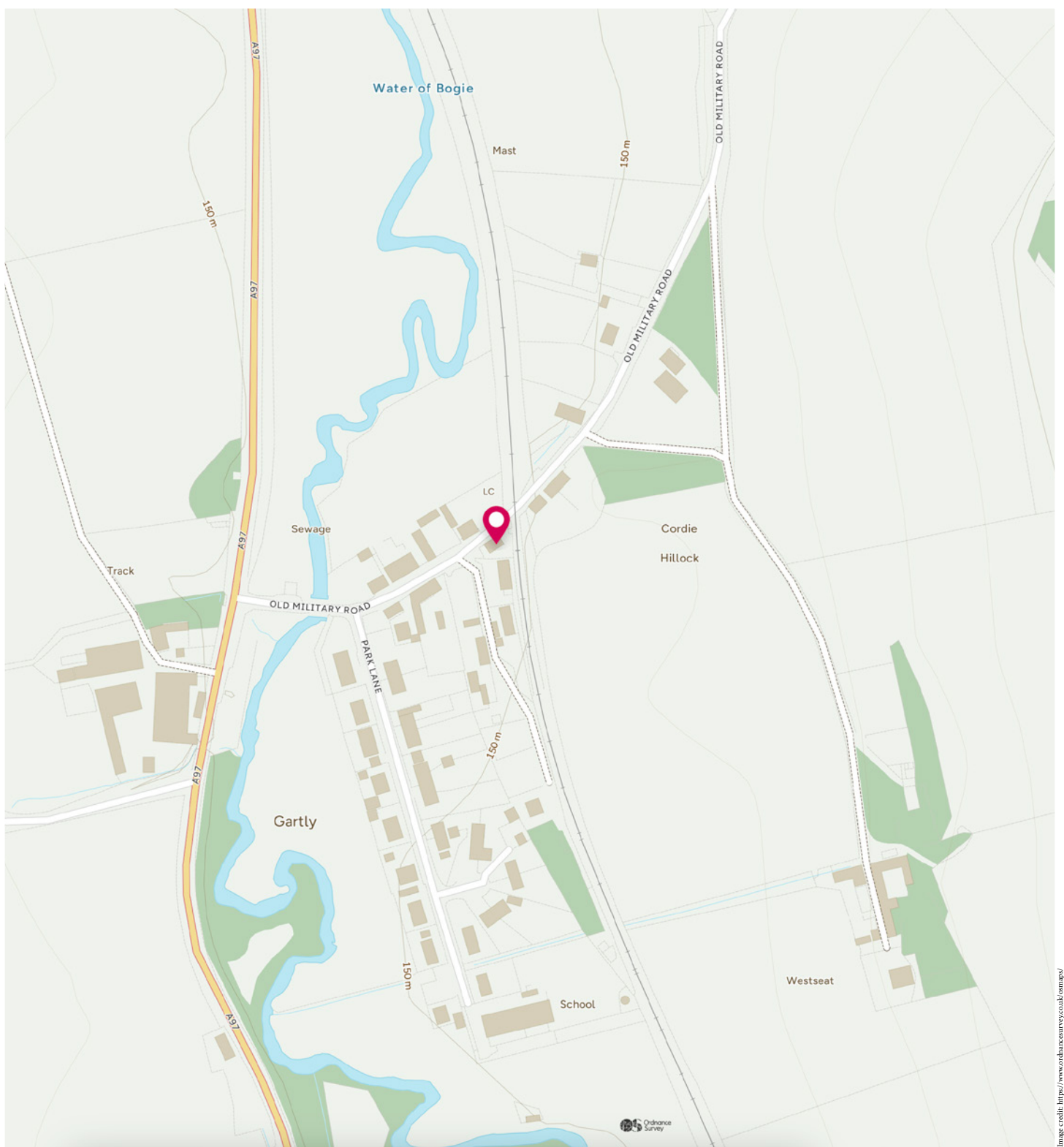


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# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01224 472 441

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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**PETER REID**  
Area Sales Manager



Layout graphics and design  
**ALAN SUTHERLAND**  
Designer

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