



Blacksboat Station, Ballindalloch, Banffshire



A truly unique Category B listed **former Victorian Railway Station** beautifully converted into a stylish two bedroom home and nestled in the picturesque serene natural surroundings in the heart of Speyside Whisky country.

Summary of accommodation

Living kitchen | Two double bedrooms | One en suite shower | One en suite WC | Shower room

Approximately 710 square feet; 66 square metres

Parking area | Original railway platform | Garden Area

Potential for a variety of uses

Distances

Ballindalloch 2.4 miles, Aberlour 7.4 miles, Tomintoul 9 miles, Grantown-on-Spey 14.7 miles, Elgin 22.4 miles, Aviemore 27.2 miles

Nairn 31.3 miles, Inverness Airport 42.6 miles, Inverness 46.8 miles

(All distances are approximate)



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Situation

A historic and picturesque village on the banks of the River Spey, Ballindalloch is known for its beautiful countryside setting, whisky distilleries, salmon fishing, and the majestic Ballindalloch Castle and Gardens and known as the ‘pearl of the North’ due to its stunning architecture and grounds.

The nearest train station at Elgin provides swift rail links to Aberdeen whilst Aviemore has rail services to both Edinburgh and London. Regular bus services from Elgin and Grantown-on-Spey connect towns across Moray. Inverness International Airport provides a range of domestic and European flights.

Daily shopping needs are well-met in Aberlour and the village of Tomintoul, said by some to be the highest village in the Highlands, which has a village store and a post office along with gift shops, cafès, restaurants, and pubs. Whilst Elgin boasts even more choices including well-known supermarkets, a leisure centre, and convenience stores. There is primary schooling in Glenlivet and Aberlour with secondary provision in Aberlour. Gordonstoun, the independent boarding and day school is a little over 28 miles away. The University of the Highlands and Islands has campuses in Elgin and Inverness, and there are universities in both Aberdeen and Dundee.

On the doorstep of the Cairngorms National Park and surrounded by outstanding unspoiled natural beauty, Ballindalloch enjoys an abundance of rural pursuits including scenic walk and cycle tracks, skiing and snowboarding at the nearby Lecht Ski and Activity Centre, and golf at a variety of courses including in the village itself and at Dufftown, Grantown-on-Spey, and Carrbridge. Stunning local estates such as The Ballindalloch and Glenlivet, offer opportunities for a wealth of field sports such as fly fishing, shooting, and stalking along with mountain biking and walking. The cycle tracks now form part of the new Moray Gravel Triangle. In an area world-renowned for its malt whisky production, the famous Cragganmore Distillery is the perfect chance to see the inner workings of a distillery, and is part of the South Speyside Tour which also includes the Glenfiddich, Glenfarclas, Tormore, Aberlour, Knockando and Macallan Distilleries.

Historical Note

Built in 1863, Blacksboat Station served the village of Ballindalloch and was a stop along the scenic Great North of Scotland Railway line, which closed in 1965. The former railway line now forms part of The Speyside Way Scottish Highland walking trail.

The property

Blacksboat Station is a charming and characterful property originally constructed as a Victorian railway station in 1863 and beautifully refurbished over recent years. Nestled in serene and picturesque surroundings it is approached via a small gravel driveway bordered by white picket fencing. The one-storey house retains its wonderful historic stone façade but inside it achieves a tasteful balance between the traditional and contemporary.



The double front doors open immediately into a spacious and airy open plan living room and kitchen with high ceilings, a south-east aspect, and large deep-set windows that bathe it in plentiful natural light. Stylish touches such as oak flooring, shutters, and doors along with a AGA woodburning stove give this space an ambience of warmth and rustic comfort, whilst the views over the surrounding countryside are simply breathtaking. The thoughtfully designed three-sided kitchen fits effortlessly into this interior and helps to maximise upon the space and naturally segregate the living area whilst maintaining the open plan feel. It even allows for a comfortable breakfast bar ideal for casual dining. White shaker-style wall and floor cabinetry is complemented by butcher block worktops, a Belfast sink, and integrated appliances including an extractor hood, hob, dishwasher, double oven and washing machine. Moving past the kitchen, and you come to a bright triple-aspect principal double bedroom boasting a stunning countryside outlook. With built-in mirrored wardrobes, soft neutral wall finishes, oak shutters, deep-set windows, and carpeting this cosy and restful room is one in which you can imagine drifting off to sleep watching the night sky. Its walk-in en suite shower room adds to this feeling of escape. Lying at the far end of the house is the second double bedroom which mirrors the principal in terms of décor and light, and like that room has a sense of tranquillity with a triple-aspect allowing you to gaze out over the natural environment. It benefits from a modern en suite WC with washbasin.

Completing the accommodation is a modern and good-sized shower room with a WC and washbasin. Above the west bedroom is a mezzanine platform reached via a ladder used for storage or additional space for children

Gardens, grounds, and outbuildings

Blacksboat Station has a delightful seating area to the front of the property on what would have been the original platform and overlooking what is now the Speyside Way, one of Scotland’s great walking trails that begins at the mouth of the River Spey. With a southeast-facing aspect, it is the perfect place to get lost in the natural beauty that surrounds this enchanting home.

There is a small car parking area to the side of the property. To the east is a shed used for garden storage.

Residential schedule

Property	Occupancy	Services	Council Tax	EPC Rating
Blacksboat Station	Vacant	Oil fired heating, mains water supply and private drainage.	Band B	D



Directions

From Grantown on Spey take the B9102 north. After 13 miles turn onto the B9138 and Blacksboat Station is on the right after 100m before the bridge over the River Spey.

What3words: ///charities.materials.credited

Solicitors

Shepherd & Wedderburn, 9 Haymarket Square, Edinburgh, EH3

Right of access

BLACKSBOAT Station benefits from a right of access over the private track leading to the property.

Entry

Entry is available by arrangement with the seller.

Fixtures and fittings

Included in the sale of Blacksboat Station are the: fitted carpets; curtains and blinds and all household appliances. The furniture maybe available by separate negotiation.

Viewing

Strictly by appointment with the Selling Agents Knight Frank (tel 0131 222 9600).

Listing

Blacksboat Station is Listed Category B as a building of historic or architectural interest.

Anti-Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank / funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/ her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation.

These documents will be required for all individuals who will appear on the title once the transaction is complete.

Offers

Offers should be submitted in Scottish legal form to the selling agents. Prospective purchasers are advised to register their interest in writing with the selling agents following inspection.

Overseas Purchaser(s)

Any offer(s) by a purchaser who is resident outwith the United Kingdom must be accompanied by a guarantee from a bank that is acceptable to the seller.

Closing date

A closing date for offers may be fixed and prospective purchasers are urged to note their interest formally to the selling agents. The seller reserves the right to conclude a bargain for the sale of any portions of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer for any part of the subjects of sale.

Conditions of sale

1. Title
- The subjects are sold under the conditions in the Title Deeds, rights of way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller and no warranty is given.
2. Deposit
- On conclusion of missives a deposit of 10 per cent of the purchase price will be paid with the balance due at the date of entry. This deposit will be non-returnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agents.

Property information

Tenure: Freehold

Local Authority: Aberdeenshire Council

Council Tax: Band B

EPC Rating: D

Offers over £265,000

Approximate Gross Internal Floor Area
710 sq ft / 66 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

Reception

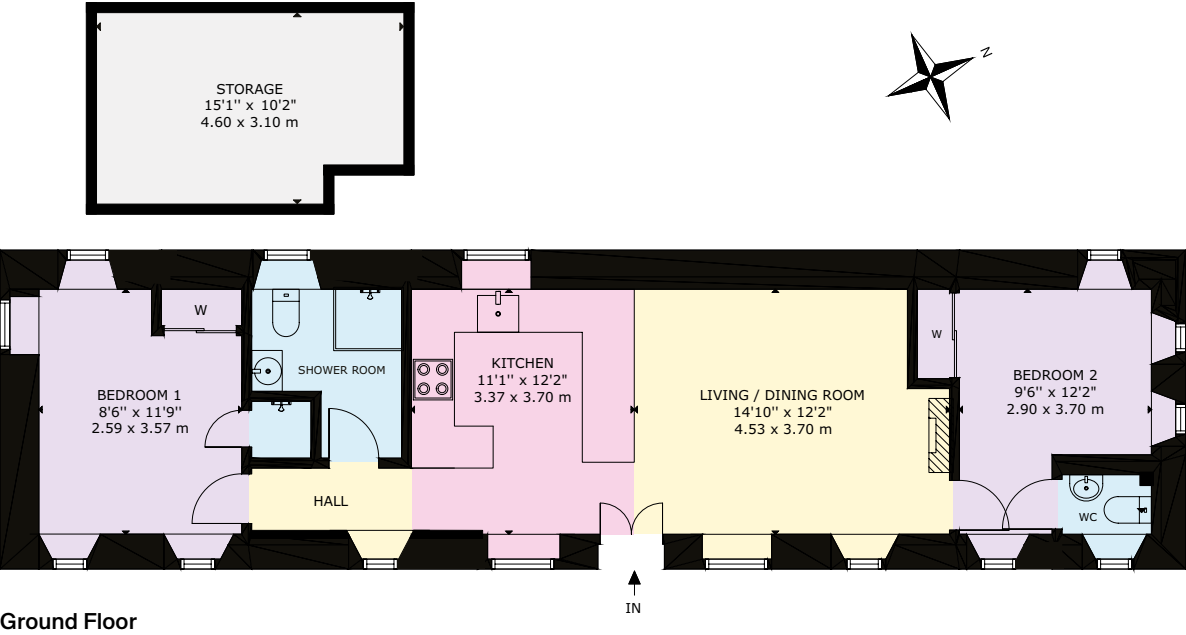
Bedroom

Bathroom

Kitchen/Utility

Storage

Outside



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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