

BEASDALE STATION COTTAGE, BEASDALE, Nr ARISAIG



mcintyre & co
Solicitors & Estate Agents



A unique opportunity to purchase on the West Coast Line

Charming, detached, character cottage

Beautiful, open plan living accommodation

Electric heating supplemented by wood burning stove

Family Bathroom / W.C / Utility

Two Bedrooms

Direct access to the train platform with seating area

Off-road parking for 3 vehicles / Fire safety compliant

Council Tax Band D/ Tenure is Freehold / EPR F-30



GUIDE PRICE

£235,000

The Jacobite Steam Train (AKA Hogwarts Express) arriving at Beasdale platform, visible from the cottage



DISCRIPTION:

McIntyre & Company are delighted to bring Beasdale Station Cottage to the market. A truly unique opportunity to purchase a delightful, character filled former Station House in the Scottish Highlands. Beasdale is located on the world famous West Highland Line that runs from Fort William to Mallaig, The Jacobite Steam Train [AKA, Hogwarts Express] passes Beasdale's kitchen door four times a day during the summer months (two daily return journeys).

The Station was originally built as a private station for nearby Arisaig House but was sold in the 1970's. Sadly, the building fell into disrepair and became derelict until 1989 when the building was bought and thoughtfully converted with the help of local contractors into the charming residential property that stands today.

Beasdale is currently one of the most underused station platforms in the whole of Scotland. Beasdale is a "halt" stop so that passengers can simply put out their hand to flag down the train or request the guard stops at Beasdale if they are already onboard.

Internally the property comprises an entrance hall with good storage, a large open plan lounge-kitchen-diner with vaulted style ceiling and features a log burner that sits on a slate hearth and tiled mantle. There is access via a stable door to the garden and train platform. A family bathroom with shower over, WC, utility room and two bedrooms. All neutrally decorated and with external window/door shutters to add to the charm and character of the cottage. The property is double glazed with sash sliding window and has electric heating that is supplemented by the wood burner.

This property will appeal to enthusiasts and to those who enjoy outdoors pursuits on the surrounding hills and beaches. It will equally appeal to those who prefer to indulge their creative side, in the tranquillity of this cosy cottage.

Viewing of this truly unique property comes highly recommended to appreciate its full potential.

LOCATION/AMENITIES:

Amenities are available at nearby Arisaig, a small, tranquil village with a vibrant local community and thriving tourism. The village is well serviced with the benefit of a wide range of amenities and facilities including a Hotel with Bar, Restaurant and a lively music scene, a well-stocked Village Shop, a Café, a Village Hall, Community Heritage Centre and Yacht Marina with moorings.

There is an excellent Nursery & Primary School and a free bus service is available for senior pupils travelling to Mallaig High School just 8 miles away. Mallaig has a Medical Centre, Leisure Centre, a variety of Shops, Restaurants and Hotels to include a superb Fish Restaurant. Mallaig also has ferry services to Knoydart and connects the mainland to the Western Isles including the Isle of Skye.

Arisaig is famed for its spectacular coastal scenery and footpaths. It lies just 2 miles south of beautiful sandy beaches at Traigh and Traigh Golf Course, and a further mile or so to the stunning white beaches at Silver Sands and Camusdarach near Morar. Other beaches can be reached from Beasdale on foot or by car within minutes.

The coastal areas of Arisaig and nearby Morar provide some of the most spectacular and stunning scenery in the country. Picturesque Loch Morar is also a 15 minute drive from the property with Morar itself boasting beautiful sandy beaches.

DIRECTIONS: Beasdale Station Cottage, Beasdale, Nr Arisaig, PH39 4NR

From Fort William head North on the A82 until reaching the Ben Nevis Distillery. At the roundabout turn left onto the A830 passing through Corpach, Kinlocheil, Glenfinnan and Lochailort. The cottage entrance is just before the sign for Beasdale Station. (If you reach the traffic lights or go under the bridge you have gone too far). There is sufficient parking for 3 vehicles.

Entrance Hall 4.13m x 1.73m (13'.06" x 5'.08")

Triple door storage cupboard that houses water tank. Wood flooring that continues into the living area.

Lounge/Kitchen/Diner—overall 6.74m x 4.67m (22'01" x 15'03")

Stunning room with vaulted style ceiling, stable door that provides access onto a seating area and train platform. Feature wood burner. There is a variety of painted wall and base units in the kitchen and a Belfast sink.

Utility 2.41m x 1.45m (7'10 x 4'09)

Store cupboard, sink, work top and plumbing for a washing machine.

W.C 1.48m x 0.82m (4'10 x 2'08)

Twin 2.99m x 2.85m (9'09 x 9'04)

Back to board flooring and wall heater.

Double 3.74m x 2.87m (12'03 x 9'05)

Carpet flooring, wall heater and stable door with access to train platform.

Bathroom 2.67m x 1.64m (8'08 x 5'04)

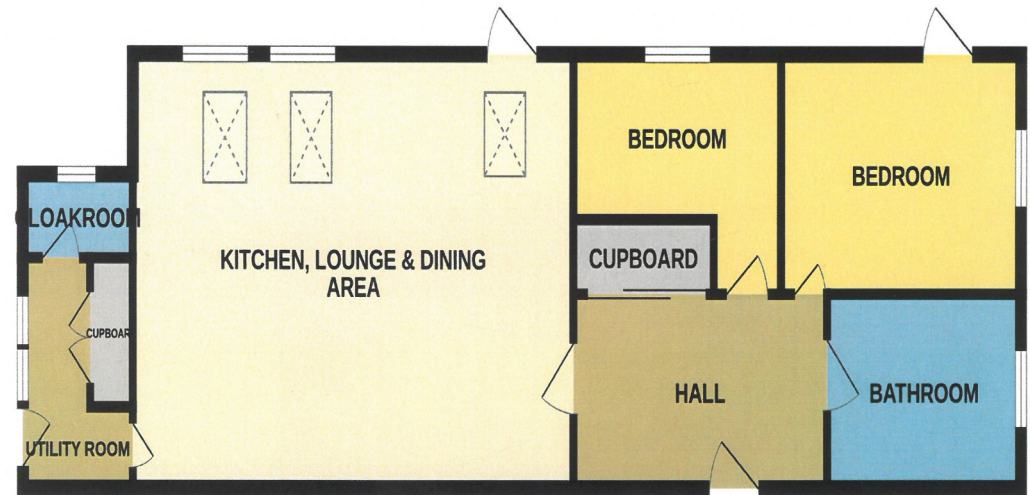
Bath with shower over, W.C, wash hand basin, heated towel rail and tile effect vinyl flooring. Fully tiled walls.

All approximate dimensions (taken from widest x longest points).

It should be noted that all services/appliances have not and will not be tested and are sold as seen.

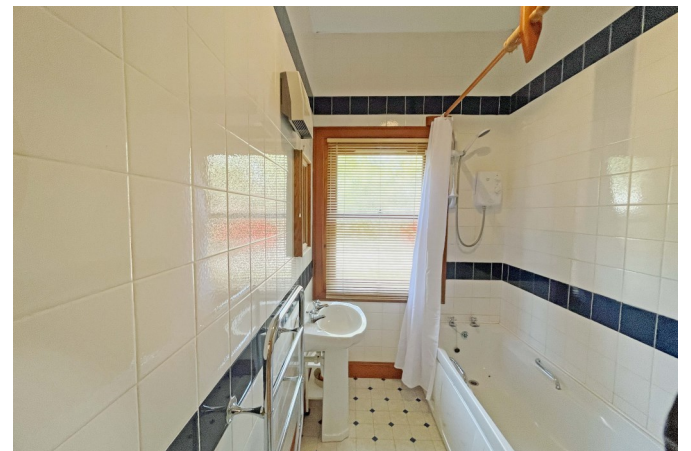
ACCOMODATION COMPRISES

Open plan lounge-kitchen-diner, utility, two bedrooms, bathroom and W.C.



This diagram (i.e. to include all diagrams shown) is not to scale and is not definitive. The diagram has not been prepared by this firm and is not to be founded upon. This plan is for illustrative purposes and should only be regarded as such by any interested party or prospective purchaser.





EXTERNALLY

The front garden is neatly kept and is predominantly stone chippings with a small area of plants and trees that sit alongside the parking where there is sufficient space for approx. 3 vehicles. The side is currently unused and predominantly left wild. The property has a low level fence around the perimeter and to the rear is a small stone chipped area with seating that faces onto the platform. A beautiful spot to sit and enjoy the Jacobite Steam Train as it passes to and from Mallaig.



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