

Studio Cottage Ardgay Station

Ardgay, Ross-Shire, IV24 3DH

Offers Over £70,000

Monster
Moves



Nestled in the charming village of Ardgay, this studio apartment situated in a converted railway station building (Category C listed) offers the perfect retreat for those seeking a tranquil lifestyle. The apartment is on the ground floor and features a delightful dining area in a bay window looking on to the rail line. There is a fenced courtyard to the front of the property. Presently rented out as a long term let this would also make an ideal Holiday Let (with appropriate Highland Council Licence).

Ardgay is known for its picturesque surroundings and friendly community, making it an excellent choice for anyone looking to escape the hustle and bustle of city life. This property presents a unique opportunity for first-time buyers, investors, or those seeking a cosy getaway.





- 1 Bedroom Ground Floor Apartment
- Formerly part of Ardgay Station Master's House
- Listed Building - Category C
- South Facing Courtyard
- Income Potential
- Village Location



Thistle House, Main Street, Golspie, KW10 6TG
 sales@monster-moves.co.uk
 www.monster-moves.co.uk
 Sutherland - 01408 525001
 Inverness - 01463 263063



monstermoveshighland

monster_moves_estate_agents



STUDIO COTTAGE

Embrace a unique lifestyle in this charming studio apartment, cleverly created from the historic Ardgay Train Station. This delightful property offers a seamless blend of original character and contemporary comfort. The heart of the home is a bright and airy lounge, benefiting from dual aspect windows that flood the space with natural light. The well-equipped galley kitchen features fitted base and wall units, an integrated hob and oven, and space for a washing machine and fridge. A particular highlight is the inviting dining area situated within a bay window, offering picturesque views across the train line – a truly distinctive spot for enjoying meals. The apartment also comprises a comfortable bedroom area and a practical shower room, complete with a white wash basin, w/c, and a shower enclosure with an electric shower.

To the front of the property, you'll find a private enclosed courtyard, laid with chippings. Its south-facing orientation makes it a wonderful sun trap, ideal for relaxing and enjoying the outdoors.

INCOME POTENTIAL

Currently tenanted on a full-time long-term let, it provides an immediate income stream. Furthermore, the property offers excellent potential for use as a short-term let, subject to obtaining the appropriate licence from the Highland Council.

LOCATION

Nestled in the picturesque Scottish Highlands, Ardgay is a charming village that exudes a tranquil atmosphere. The historic Railway Station is situated in the centre of the village providing regular transport links south to Inverness and north to Wick/Thurso. Surrounded by stunning natural beauty, the village offers a peaceful retreat while remaining conveniently located approximately 14 miles from the larger town of Tain, providing access to a wider range of amenities and services. For families, schooling options are available within Ardgay itself for primary education, with secondary schooling found in nearby Tain.

LISTED BUILDING

The Category C Listed Building, formed within part of the original Station Master's House, dating back to 1874, has been fully renovated.

WHAT3WORDS

///custodian.weddings.smashes



Thistle House, Main Street, Golspie, KW10 6TG
sales@monster-moves.co.uk
www.monster-moves.co.uk
Sutherland - 01408 525001
Inverness - 01463 263063

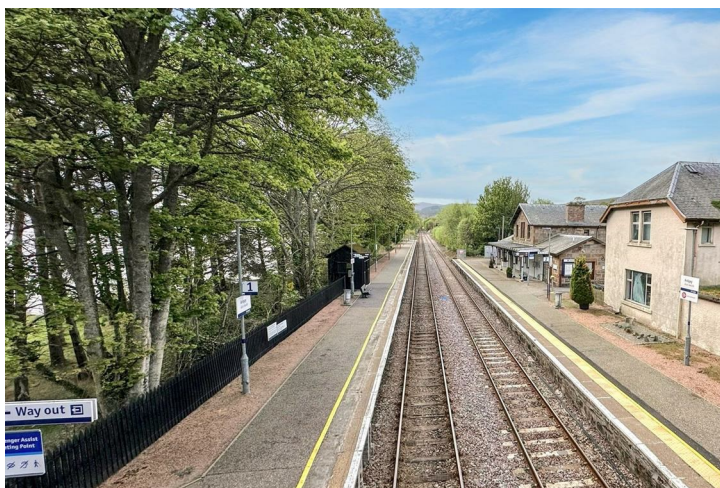


montermoveshighland



monster_moves_estate_agents





PRS
Property Redress Scheme



Thistle House, Main Street, Golspie, KW10 6TG
sales@monster-moves.co.uk
www.monster-moves.co.uk
Sutherland - 01408 525001
Inverness - 01463 263063



montermoveshighland



monster_moves_estate_agents

rightmove

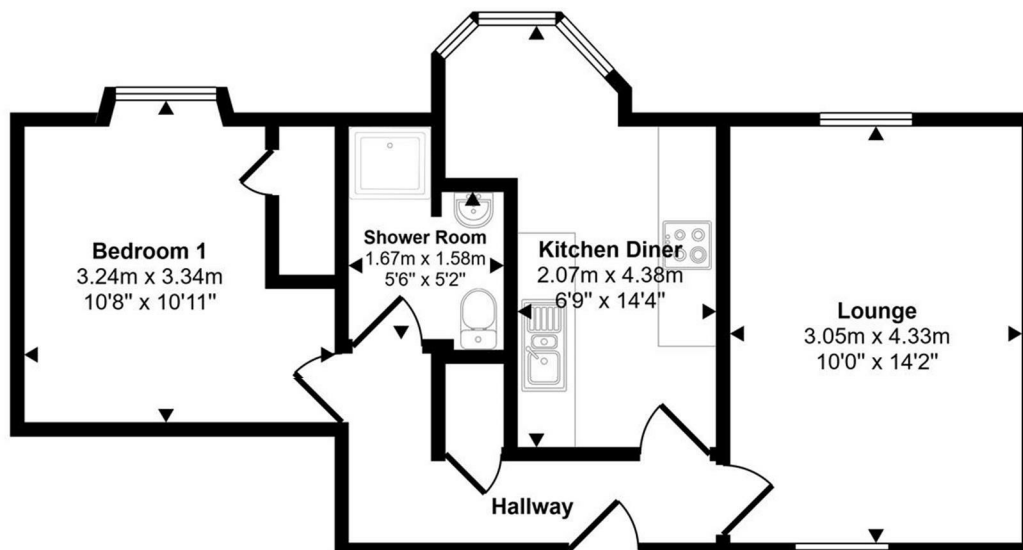
Zoopla

onTheMarket™

PrimeLocation.com

s1homes.com

Approx Gross Internal Area
43 sq m / 464 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



PRS
Property Redress Scheme



Thistle House, Main Street, Golspie, KW10 6TG
sales@monster-moves.co.uk
www.monster-moves.co.uk
Sutherland - 01408 525001
Inverness - 01463 263063



montermoveshighland



monster_moves_estate_agents

rightmove

Zoopla

onTheMarket.com

PrimeLocation.com

s1homes.com

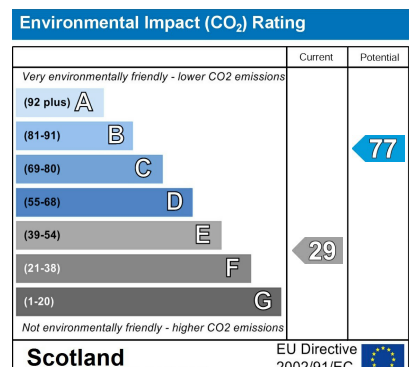
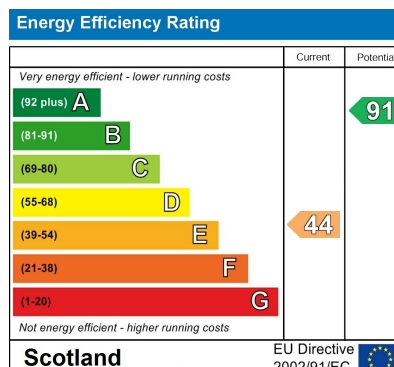


Council Tax
Highland Council
Band A

Tenure
Freehold

Entry
By mutual agreement

Viewing
To arrange a viewing of Studio Cottage, Ardgay Station, Ardgay, Sutherland IV24 3DH, please contact Monster Moves on 01408 525001 or email sales@monster-moves.co.uk



Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give a warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information that we provide about the property is verified by yourself or your advisors. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.



Thistle House, Main Street, Golspie, KW10 6TG
sales@monster-moves.co.uk
www.monster-moves.co.uk
 Sutherland - 01408 525001
 Inverness - 01463 263063



monstermoveshighland



monster_moves_estate_agents

