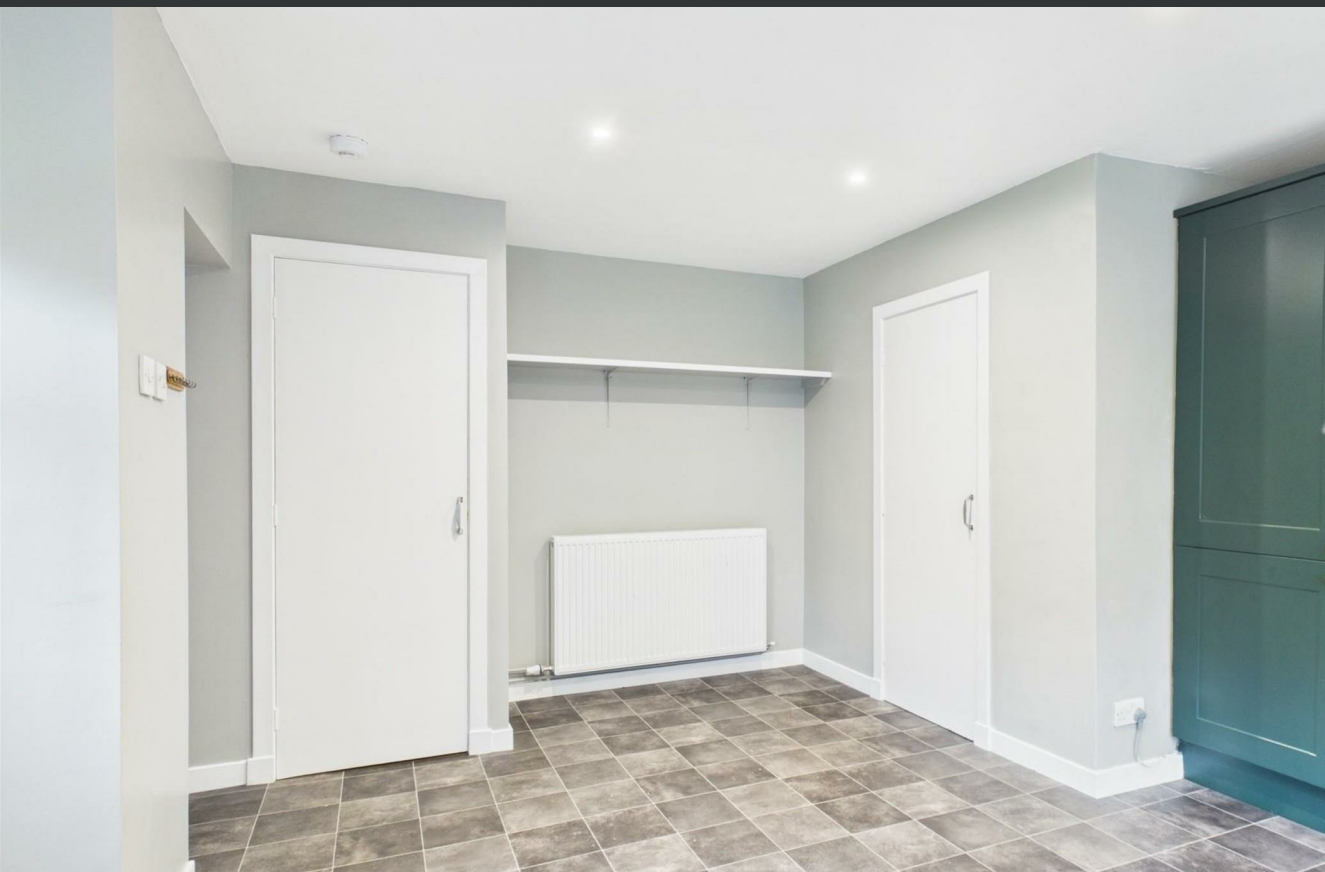




Roseville Chapel Street, Aberfeldy, PH15 2AS
Offers over £230,000

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Roseville Chapel Street Aberfeldy, PH15 2AS

- Charming detached period home
- Two spacious reception rooms
- Modern shower room
- Enclosed mature rear garden
- Move-in condition
- Three well-proportioned bedrooms
- Generous breakfasting kitchen
- Beautiful character features
- Large detached workshop/store
- Central Aberfeldy location

Roseville is a charming and deceptively spacious detached period home, beautifully blending traditional character with tasteful modern upgrades. This attractive property enjoys a central Aberfeldy location with a generous enclosed garden and substantial detached workshop, making it ideal for families, professionals or those seeking flexible space.

The ground floor features two well-proportioned reception rooms, each with its own character, including a welcoming lounge with an attractive stone fireplace and a second sitting room offering excellent versatility as a family room, formal dining room or further bedroom. The breakfasting kitchen is a real highlight, fitted with stylish shaker units, generous worktop space and ample room for everyday dining. Upstairs are three comfortable bedrooms, all enjoying good natural light, together with a modern shower room. Period features including deep window surrounds, high ceilings and traditional detailing add to the home's timeless appeal. Externally, the enclosed rear garden is beautifully established with lawn, mature planting and colourful borders, creating a private outdoor space to enjoy throughout the year. A substantial detached outbuilding provides excellent workshop, storage or hobby space. A delightful period home combining character, space and practicality in the heart of Highland Perthshire.

Offers over £230,000

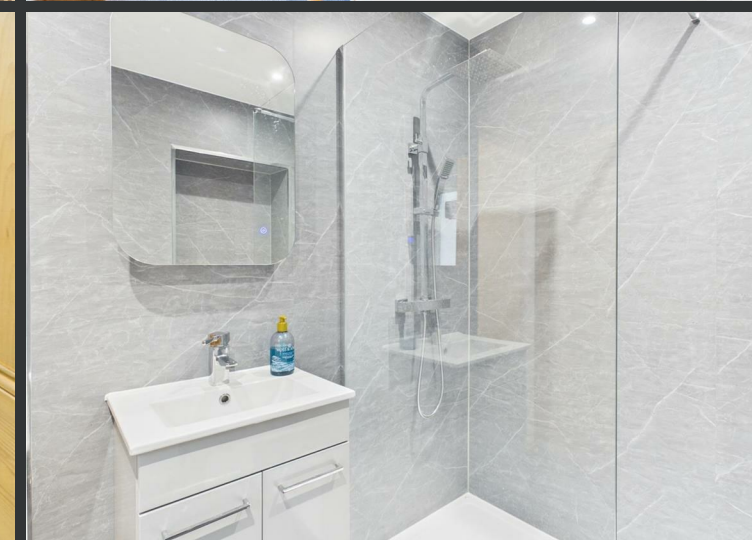




Location

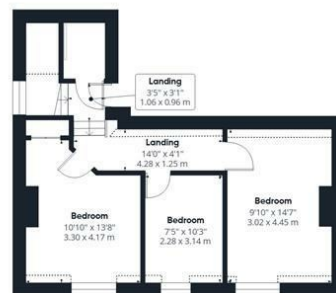
Situated in the heart of Aberfeldy, Roseville enjoys a superb location within easy walking distance of the town's excellent range of independent shops, cafés, restaurants and everyday amenities. The town is renowned for its welcoming community, picturesque surroundings and outstanding access to outdoor pursuits, including walking, cycling, fishing and golfing. Nearby attractions include The Birks of Aberfeldy, Loch Tay and Tay Forest Park, while excellent road links connect to Perth, Pitlochry and the wider Highlands. Highly regarded schooling, healthcare facilities and leisure amenities are all close by, making Aberfeldy a fantastic place to enjoy both family life and retirement alike.



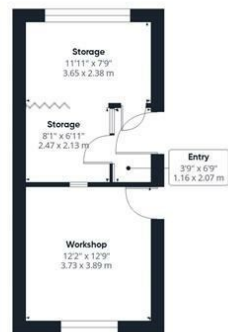




Ground floor Building 1



Floor 1 Building 1



Ground floor Building 2

Approximate total area⁽¹⁾1506 ft²140 m²

Reduced headroom

24 ft²2.3 m²

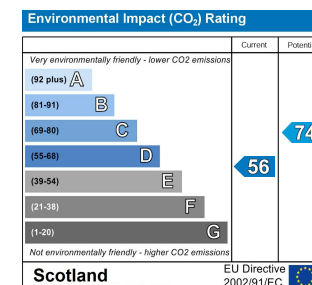
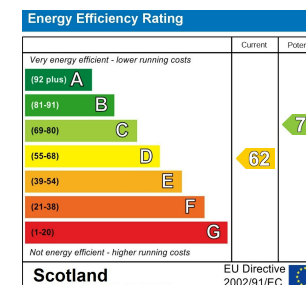
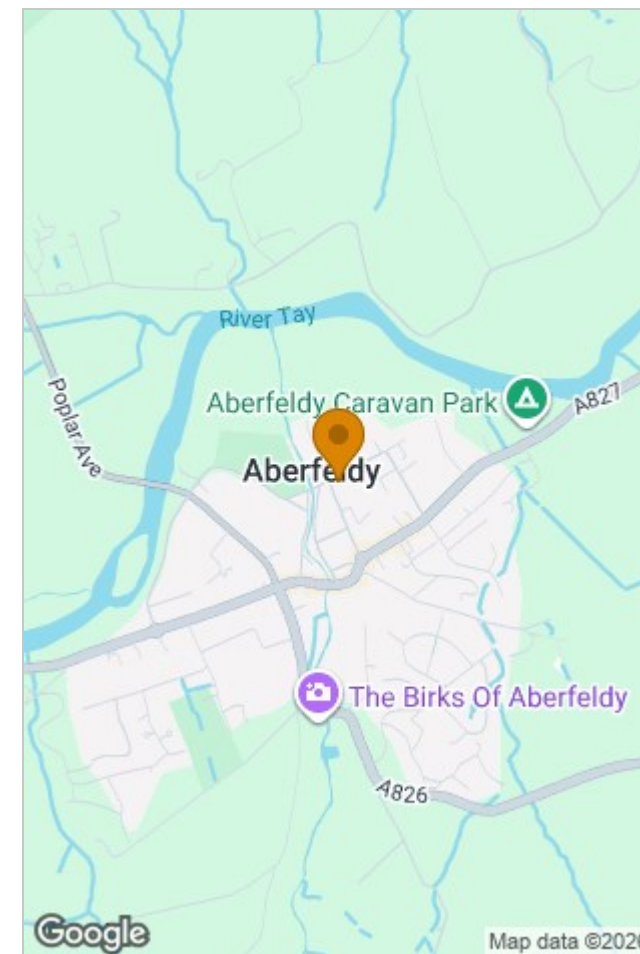
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Viewing

Please contact our Perth Office on 01738 260 035

if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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