

ROSE COTTAGE

23B DUNKELD STREET, ABERFELDY, PH15 2AA



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Irving Geddes are delighted to offer for sale this detached three bedroom traditional cottage enjoying a most central yet private location within the ever popular Perthshire town of Aberfeldy. Rose Cottage is set over two floors and has a large private garden and parking. The spacious layout comprises on the ground floor; ENTRANCE PORCH, large HALL with stairs to upper floor & storage under, LOUNGE/DINING ROOM, DINING KITCHEN, DOUBLE BEDROOM and lean-to CONSERVATORY. There is an upper landing with storage and hatch to attic, TWO DOUBLE BEDROOMS & SHOWER ROOM. The property is fully double glazed and warmed by gas-fired central heating (new Worcester boiler fitted 2022).

There is a most attractive & private fully-enclosed garden with ample off-street parking, detached workshop/store with carport, greenhouse & two timber sheds. There are well stocked beds, an area of lawn and paved patio.

The cottage is presented in move-in condition & would benefit from some modernisation. A perfect family home enjoying a prime location in one of Perthshire's most sought after towns.

Aberfeldy has a modern community campus, offering infant to secondary schooling, library, swimming pool & sports facilities is a short distance away, as are numerous independent shops, restaurants, hotels and cinema. Those interested in outdoor pursuits are well catered for with a large public park, cricket ground, tennis & bowls club, golf course & woodland walks. Loch Tay is 6 miles away & there are numerous mountain walks within close proximity.













These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.

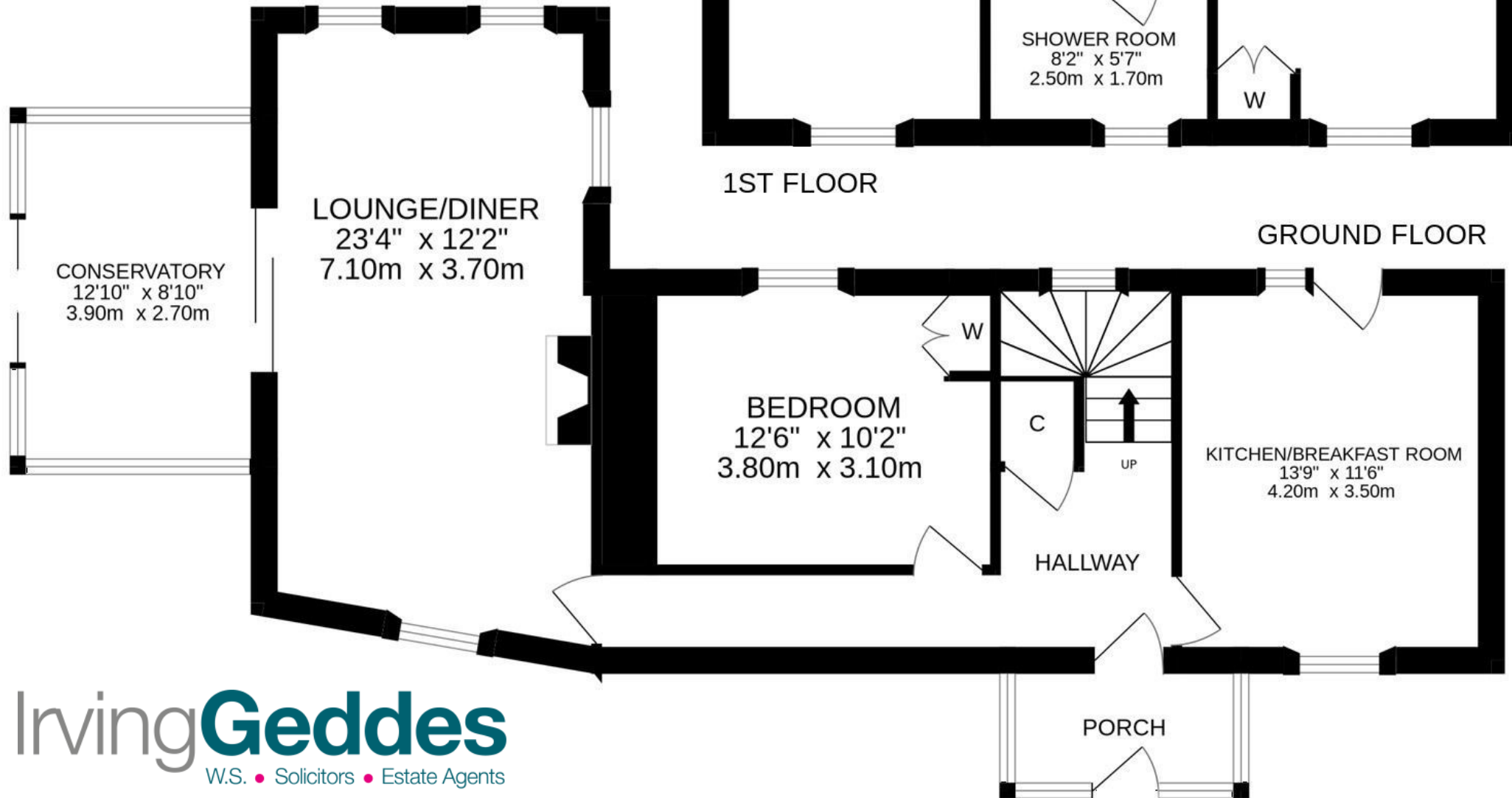
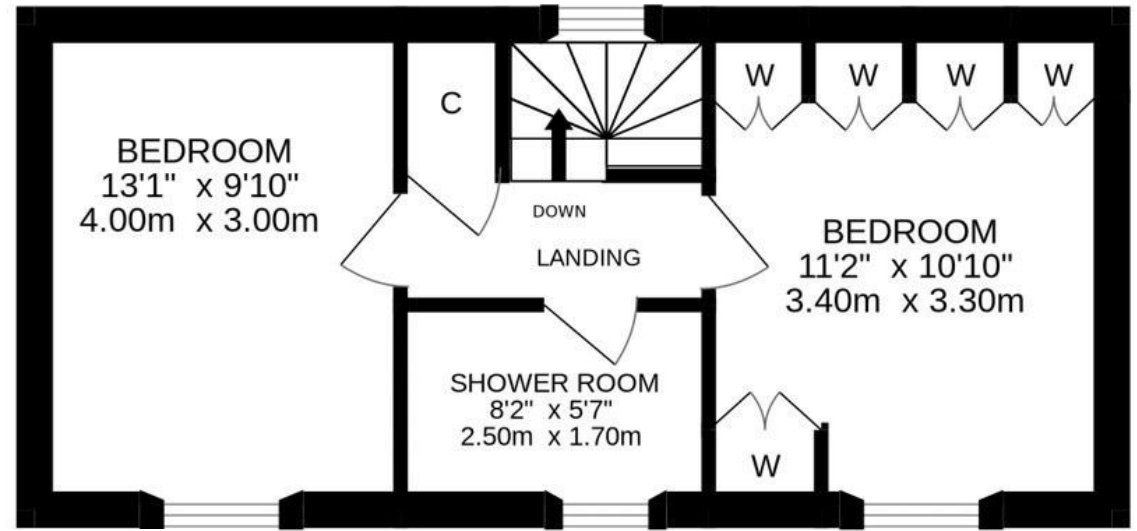
Energy Performance Rated 'D' Council Tax Band 'C'

Services Mains Water, Drainage, Electric & Gas.

Viewing Strictly by appointment only.

Video Tour

<https://my.matterport.com/show/?m=MHvs4QwJazd>





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