



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

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- 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.





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.





