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Rosebank, 19 Toberargan Road
PITLOCHRY, PERTSHIRE, PH16 5HG



ROSEBANK

19 TOBERARGAN
ROAD
PITLOCHRY
PERTHSHIRE
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Pitlochry is the largest town in Highland Perthshire, it has a long established reputation as a tourist destination built up from the time of the railway arriving 150 years ago. Located circa 30 minutes north of Perth, close to the Cairngorms National Park, Pitlochry is considered the gateway to the Highlands and has many attractions for tourists and locals alike including a world renowned Salmon Ladder, the smallest traditional distillery in Scotland "Edradour" and a superb Festival Theater.

Pitlochry is set in spectacular scenery and is ideally located for touring Highland, Perthshire or further afield with Edinburgh 75 minutes to the south, St Andrews 90 minutes to the southeast, Loch Ness 95 minutes to the north and Braemar and Royal Deeside 90 minutes to the northeast.

Whether you are a walker, cyclist, golfer, skier or climber you will find plenty of opportunities to enjoy outdoor pursuits in and around the area.

With all of the local amenities you would expect from a town of this size including cosy local pubs, restaurants, hotels, a railway station, petrol station, co-operative supermarket, regular farmers market, schooling for all ages and a medical centre, Pitlochry has a close community feeling.



EXTERNAL
VIEW /
HALLWAY /
LOUNGE



Situated in the picturesque Victorian town of Pitlochry, “Rosebank” is a truly magnificent five bedroom extended detached villa with a beautiful large private garden and stunning views. Centrally located a short walk from the heart of the town, “Rosebank” has the perfect balance of traditional charm and modern practicality. The original stone villa has been extended to offer the kind of accommodation every family dreams of.

Approaching the property you will be charmed by the traditional symmetry and proportions, a practical porch leads to the front door and on to the welcoming hallway. To your left is the cosy family snug, this sitting room boasts a logburning stove, the perfect place to curl up on a cold winter's evening or to enjoy a movie night together. Conveniently there is a door to the dining area of the substantial extension, ideal when entertaining friends. Returning to the hallway, tucked under the stairs you will find a large practical storage cupboard, downstairs W/C and to the right of the hallway a second sitting room. Currently used as a music room this space could be re-purposed as bedroom four.

Travelling upstairs you will discover the landing is open to the double height section of the extension and has space for a small study area or reading nook. The master bedroom is located at the rear of the property offering wonderful views out to the garden. With plenty of space for free-standing furniture the room could be reconfigured (subject to the appropriate permissions) to create a dressing space or en-suite if desired. Bedroom two sits to the front of the property, a generous double room with large fitted wardrobes and a dual aspect. The third bedroom is another generous double, again with a dual aspect. Bedroom five is currently used as a home office, with space for a double bed, this room would make a charming nursery or guest room. The family bathroom tastefully finished in grey, with a large bath and

separate shower completes the accommodation on this level. The extension to the rear of the property has been sympathetically designed to maximise the space for entertaining while remaining at one with the original house. The conservatory style open plan kitchen is very much the heart of this home, finished in a wood effect shaker style with a grey stone effect worktop, this room has been planned to make the most of the space. There is a large island with sink, breakfast bar and plenty of storage. Appliances include a five burner gas hob with extractor above, eye-level electric double oven and grill, integrated fridge and freezer. Accessed from the kitchen there is a useful utility room, the perfect spot for wiping off the puppy's muddy paws after a long walk in the hills.

Cleverly positioned in the “L” shape of the extension the dining space has views out to the garden and the exposed stonework makes this area feel very special, with space for a large dining table, dresser and open to the kitchen, the chef is never going to be far from the party. On the other side of the kitchen island there is ample space for a comfortable seating area and patio doors opening onto the back garden.

Arranged over three levels the beautiful established garden has something for everyone. The graveled driveway offers plenty of off-street parking, there is a garage with power and light. On the first level you will discover the pond and seating area, the perfect spot to enjoy a morning coffee and read the paper. This level is mostly laid to lawn with interesting rockeries, trees and planting to create different spaces to enjoy. At the rear of the garden is a large raised decking area and workshop, with light, power and fabulous views, the workshop is every hobbyist's dream. The deck is currently home to a large pool table and the current owners have enjoyed many barbecues with friends and family in this suntrap spot.

A TRULY MAGNIFICENT FIVE BEDROOM
EXTENDED DETACHED VILLA WITH A
BEAUTIFUL LARGE PRIVATE GARDEN AND
STUNNING VIEWS





MUSIC ROOM / KITCHEN



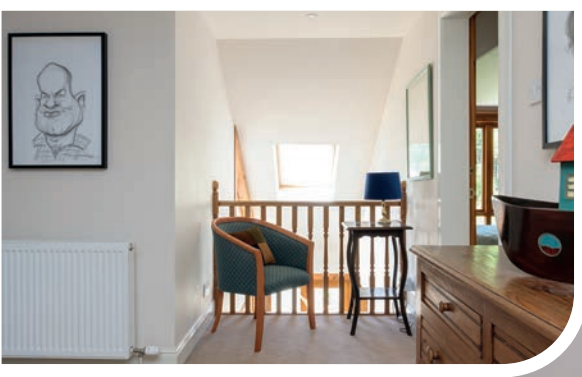




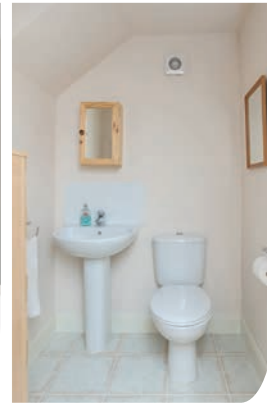
FAMILY ROOM / DINING AREA



BEDROOMS







BATHROOM / W/C / GARDEN VIEWS + DECKING AREA



SPECIFICATIONS / FLOOR PLAN & PROPERTY LOCATION

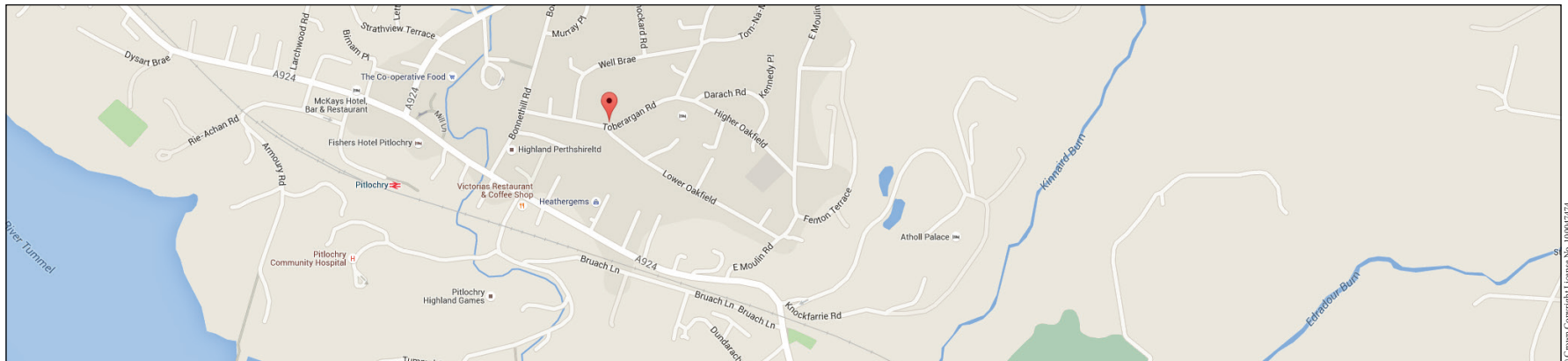


APPROXIMATE DIMENSIONS (Taken from the widest point)

Lounge	5.13m (16'10") x 3.87m (12'8")
Kitchen/Family Room	6.80m (22'4") x 3.20m (10'6")
Utility	2.40m (7'10") x 2.20m (7'3")
Dining Area	3.90m (12'10") x 2.60m (8'6")
Master Bedroom	5.80m (19') x 4.30m (14'1")
Bedroom 2	4.99m (16'4") x 4.02m (13'2")
Bedroom 3	5.07m (16'8") x 4.24m (13'11")
Music Room/Bed 4	5.26m (17'3") x 4.11m (13'6")
Bedroom 5/Study	2.96m (9'9") x 2.83m (9'3")
Shower Room	3.69m (12'1") x 2.60m (8'6")
WC	2.13m (7') x 1.44m (4'9")

GROSS INTERNAL DIMENSIONS (m²) - 189

EPC - C





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Part
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