



Roseburn, 15 West Moulin Road, Pitlochry, Perthshire

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Roseburn

15 West Moulin Road

Pitlochry

Charming Victorian House
8 Bedrooms
Immaculately presented throughout
Large Garden
Turnkey Lifestyle Opportunity
Fantastic Location

Situation

Situated on the charming West Moulin Road in Pitlochry, Roseburn offers an ideal location for those seeking a blend of small-town charm and modern conveniences. The bustling main street, Atholl Road, is just a stone's throw away, boasting a diverse array of independent shops, cafes, and local businesses. Educational needs are well catered for, with Pitlochry High School providing nursery, primary, and secondary education all on one campus². The area benefits from excellent transport links, with regular bus services and a train station within an 8-minute walk. Pitlochry's strategic location places it approximately 1.5 hours from both Glasgow and Edinburgh by car, making it an ideal base for commuters or those seeking weekend getaways. With its proximity to local amenities, strong community feel, and easy access to Scotland's major cities, this West Moulin Road property presents an attractive opportunity for potential buyers.





The Business

Roseburn currently operates as a thriving self-catering exclusive use hire, capitalising on its spacious layout and prime location to attract visitors seeking a luxurious retreat in Pitlochry. The property's versatile configuration, featuring eight bedrooms and multiple living areas, allows it to accommodate large groups or multiple families comfortably, making it an ideal choice for special occasions, reunions, or corporate retreats.

Prior to its current incarnation, Roseburn enjoyed success as a bed and breakfast establishment. Its Victorian charm, coupled with modern amenities, proved popular among tourists exploring the Scottish Highlands. The property's history as a B&B underscores its potential for those interested in entering the hospitality industry or expanding an existing portfolio.

The flexible layout of Roseburn lends itself to a variety of business operations. Its substantial kitchen and dining areas could support a small events venue or cooking school, while the numerous bedrooms could be utilised for wellness retreats or artist residencies. The property's adaptability also makes it suitable for high-end long-term rental for professionals seeking accommodation.

For those not inclined towards commercial ventures, Roseburn would make a charming and spacious family home. Its generous proportions, multiple reception rooms, and ample bedrooms provide the perfect setting for multi-generational living or for families who frequently host guests. The property's versatility ensures that it can evolve with the changing needs of its owners, whether as a business venture or a private residence.



Property

Roseburn, a stunning Victorian house on West Moulin Road in Pitlochry, offers an impressive eight-bedroom accommodation that seamlessly blends period charm with modern comfort. Upon entering through the main front door, you're greeted by a spacious entrance hall that sets the tone for this grand property. To the left, a large dining room with double doors opens into a substantial, immaculate, and exceptionally well-equipped contemporary kitchen, perfect for both family meals and entertaining.

The ground floor boasts a lovely sitting room featuring a wood-burning stove and many original features, creating a warm and inviting atmosphere. A rear hall, accessible from both the sitting room and kitchen, leads to double bedrooms that share a bathroom, with an additional WC for convenience. The kitchen provides access to a rear vestibule, which in turn leads to a practical laundry/utility room and a double garage, ensuring ample storage throughout.

A staircase from the vestibule ascends to a first-floor area above the garage, where you'll find a substantial double bedroom complete with an ensuite bathroom and walk-in wardrobe. An additional bedroom on this level is currently utilised for storage, offering flexibility for various uses. The main staircase in the entrance hall leads to the first floor, home to four more double bedrooms. Two of these rooms benefit from ensuite bathrooms, while the remaining two share a bathroom, providing comfort and privacy for all occupants. Roseburn Cottage truly represents a rare opportunity to own a piece of Victorian grandeur with all the conveniences of modern living.



External

Roseburn boasts an impressive garden spanning approximately 0.6 of an acre, providing a verdant oasis that complements the property's Victorian charm. A winding driveway meanders through mature lawns to the front of the house, offering ample parking for residents and guests alike. The grounds are adorned with an array of mature shrubs and trees, creating a sense of privacy and tranquillity.

To the rear, an enclosed garden offers a secluded retreat. A well-maintained lawn stretches out from the house, while a patio area sits immediately adjacent to the property, providing the perfect spot for outdoor seating. This thoughtfully designed space is ideal for hosting barbecues and savouring long summer evenings in the open air. The combination of open lawns and intimate patio areas ensures that the garden caters to both relaxation and entertainment, making it a versatile outdoor haven for any season.









Tenure
Scottish Equivalent of Freehold

Services

The property has mains gas, water, drainage, and electricity

Trading Information

Trading Information will be released after formal viewing has taken place.



All appointments to view this or any of our other properties must be made through the vendors sole agents.

CCL Property

62 High Street, Elgin, Moray, IV30 1BU
T: 01343610520

www.cclproperty.com

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