



DUNROSGEAL

ABERFELDY, PERTSHIRE, PH15 2EX

**McEwan Fraser Legal**
Solicitors & Estate Agents

DUNROSGEAL

A striking contemporary eco-home in an elevated hillside setting with panoramic Tay Valley views.

Dunrosgeal is one of only three individually designed homes completed just four years ago, occupying an elevated hillside position with breathtaking views towards the historic Castle Menzies to the north, and sweeping vistas both up and down the Tay Valley. Set on the edge of Aberfeldy, this remarkable residence combines architectural presence, energy efficiency and refined contemporary living in a truly exceptional rural setting.

Extending to approximately 398 sq m, Dunrosgeal offers exceptionally bright and spacious accommodation. High ceilings, extensive glazing and carefully considered architectural detailing create a constant sense of light and openness, while a refined palette of local stone and timber ensures the home sits harmoniously within its natural surroundings.

The property occupies just over one acre in total, comprising approximately 0.61 acres on which the house sits, together with an adjoining 0.42-acre grass paddock. Approached via a sweeping private driveway, the house is discreetly positioned and largely hidden from view, enhancing its sense of privacy and arrival.







THE HALLWAY

Internally, the home has been designed to the highest standard, with a focus on both luxury and functionality. A keyless entrance opens into a welcoming hallway where space and quality are immediately evident. A dedicated plant room houses the home's comprehensive systems, including heating, ventilation, hot water, and electricity, while the water treatment infrastructure is in the workshop.





At the heart of the home lies a spectacular open-plan kitchen, dining and living space. Defined by dramatic floor-to-ceiling glazing, this extraordinary room blurs the boundary between inside and out, framing uninterrupted countryside views and flooding the interior with natural light. The living area features a contemporary focal wood burning stove, creating a warm and inviting atmosphere, while full-height doors open directly onto the patio terrace.

The kitchen has been professionally designed and fitted to an exceptional standard, featuring high-quality cabinetry, integrated appliances, a full electric AGA, and a large central island. This space flows seamlessly into the dining area, which is perfectly suited to both relaxed family meals and formal entertaining. It's easy to imagine the evenings of fine dining this zone has played host to.





Additional ground floor accommodation comprises a separate lounge, utility, laundry room/WC, boot room, and a generous walk-in pantry. The boot room is particularly well suited to rural living, providing practical access for outdoor pursuits and helping to keep the main accommodation clean and well organised.

THE UTILITY, LAUNDRY ROOM/WC & BOOT ROOM





THE LOUNGE

The separate lounge offers exceptional flexibility and could readily serve as guest accommodation, a media room, additional bedroom, or multi-generational living space. A stylish luxury shower room is conveniently located adjacent to this area.

From here, the double garage with separate workshop is accessed directly, offering outstanding versatility. The space is highly adaptable and can act as another garage if required, further enhancing its usefulness for a range of lifestyle requirements.



THE SHOWER ROOM



THE GARAGE/WORKSHOP



A striking staircase rises to the first floor, where five generously proportioned bedrooms are arranged. The principal suite is particularly impressive, offering a true five-star experience with expansive dressing rooms and a luxurious en-suite bathroom complete with twin basins, a walk-in shower, and a bath perfectly positioned for stargazing. The suite also benefits from direct access to a private veranda, where far-reaching views across the surrounding landscape can be fully appreciated.

THE MASTER BEDROOM





The remaining bedrooms are all beautifully appointed, offering excellent proportions, built-in storage and attractive outlooks. One bedroom benefits from its own en-suite shower room, while another has been cleverly configured as a snug or home office, demonstrating the home's versatility. A stylish family shower room completes the first-floor accommodation.

BEDROOMS 2, 3 & 4







THE SHOWER ROOM

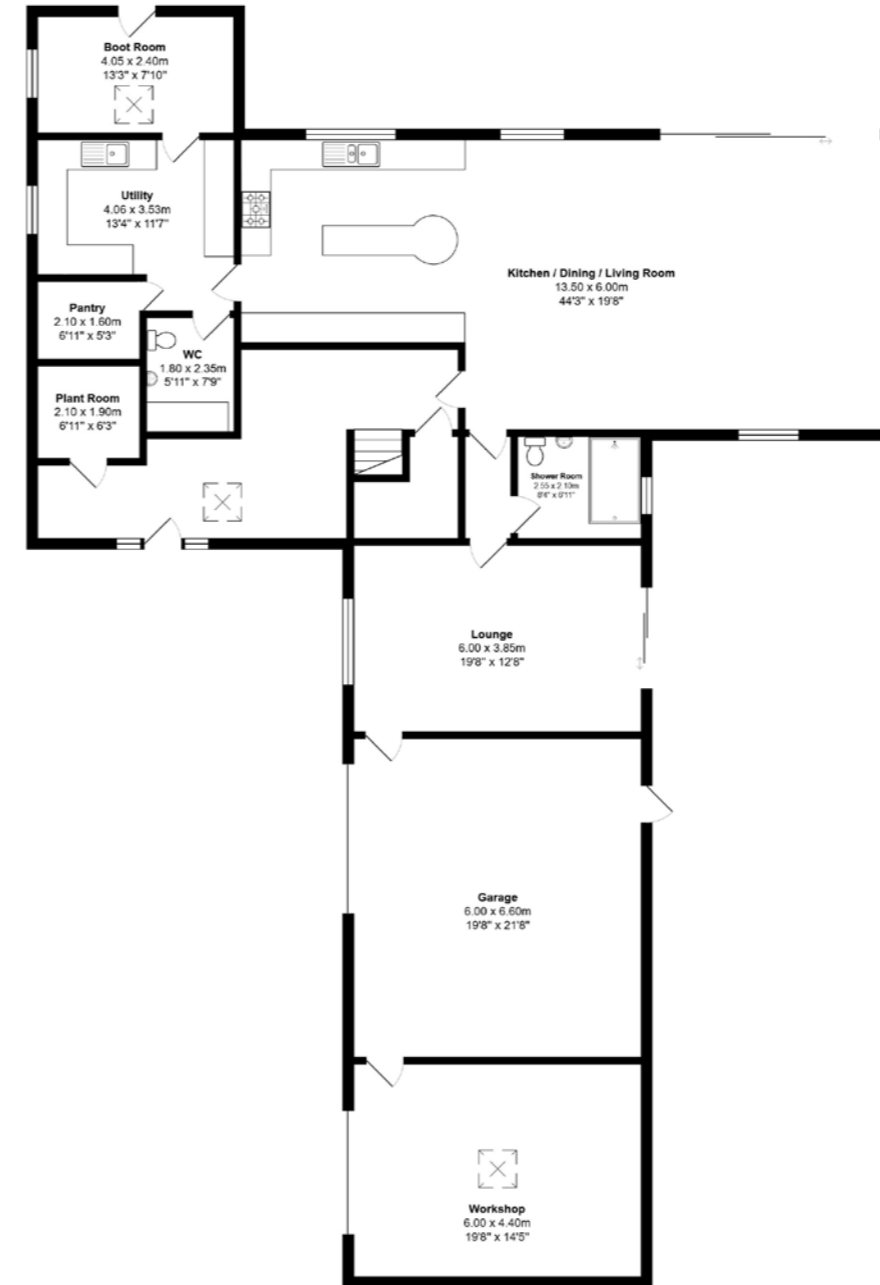


Externally, the gardens are a defining feature of Dunrosgeal.

Generous grounds synonymous with the luxury inside complete this tranquil country home. Beautifully landscaped and thoughtfully maintained, they include a greenhouse, treehouse, and extensive lawned areas. The rear terrace, partially covered, provides an outstanding outdoor entertaining space and is perfectly positioned to capture the evening sun and panoramic views. The adjoining paddock further enhances the property's appeal, offering potential for equestrian use, smallholding or recreational space.

The property is exceptionally energy efficient, designed for modern low-impact living. Features include a ground source heat pump, 10kW solar array, 40kW battery storage system, MVHR ventilation, triple glazing throughout, underfloor heating, fully tiled ground floor, EV charging point, private borehole water supply and private sewage system. Fully electric throughout, the home reportedly operates at approximately £100 per month, and carries an EPC rating of A (103), reflecting its outstanding environmental performance.





ABERFELDY

Dunrosgeal occupies a highly scenic rural position in Highland Perthshire, just outside the small and highly regarded town of Aberfeldy, within the heart of the upper River Tay valley. The property is positioned in an elevated hillside setting, commanding sweeping, uninterrupted views across the surrounding countryside. The outlook extends over the Tay Valley in both directions, where layered hills, woodland and farmland combine to create a quintessential Perthshire landscape. To the north, the historic Castle Menzies provides a striking focal point, adding a strong sense of heritage and depth to the view.

This part of Perthshire is renowned for its dramatic natural beauty, where the River Tay carves through rolling hills and forested slopes. Dunrosgeal's elevated position affords it a particularly commanding outlook, distinguishing it from many valley-floor properties and maximising both privacy and visual impact.

Despite being located only approximately one mile from Aberfeldy, the property enjoys a remarkable sense of seclusion. Approached via a private sweeping driveway, it is largely hidden from surrounding vantage points, ensuring privacy while remaining within easy reach of local amenities and services.



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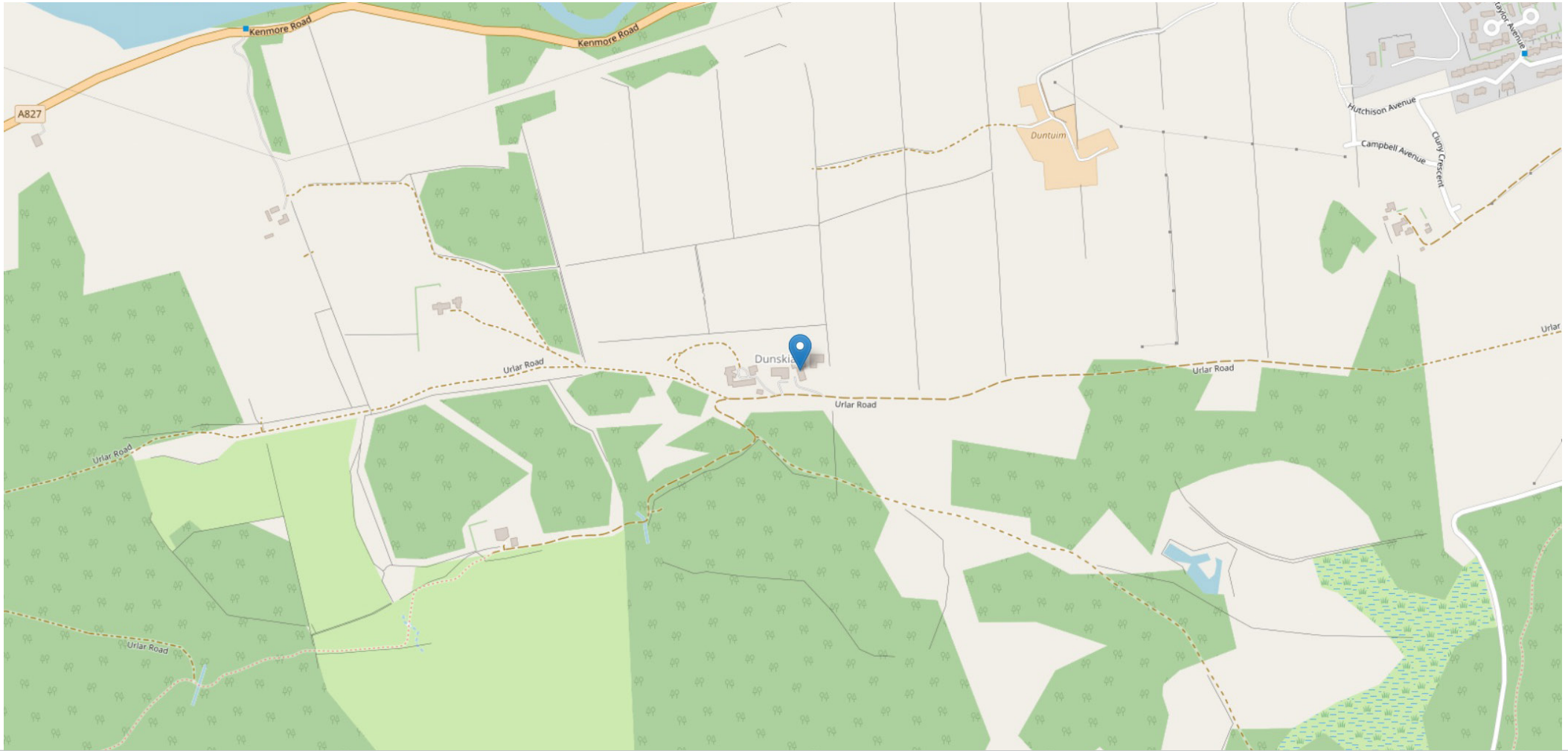


Aberfeldy is often described as the geographical heart of Scotland, situated on the banks of the River Tay, Scotland's longest river. The town is home to the renowned Birks Cinema and Dewar's Aberfeldy Distillery, and offers a vibrant yet relaxed Highland community atmosphere. It is particularly well known for its outstanding outdoor pursuits, including white-water rafting, canyoning, abseiling, gorge walking, and mountain biking. The wider area is equally celebrated for walking, cycling, fishing, and general countryside recreation, with the River Tay and surrounding glens delivering exceptional year-round natural beauty.

Local amenities include a strong selection of independent shops, cafés, and everyday services, all contributing to Aberfeldy's reputation as a highly desirable Highland Perthshire town.

Nearby educational facilities include Breadalbane Academy Primary, the main primary provision in Aberfeldy, along with Grandtully Primary School, Kenmore Primary School, and Kinloch Rannoch Primary School. Secondary education is provided by Breadalbane Academy, an all-through campus serving the wider Highland Perthshire area.






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