

Litigan & Silverburn Cottage

Keltneyburn, Aberfeldy, PH15 2LG



THE PROPERTIES

Set amidst some of Perthshire's most captivating landscapes, Litigan and Silverburn Cottage present a rare opportunity to acquire a distinguished country property with an established luxury holiday cottage, occupying approximately 4.5 acres of enchanting grounds in an elevated south-facing position overlooking the magnificent Tay Valley. These views really need to be seen to be believed!

Enjoying complete privacy and breathtaking panoramic views, this remarkable unique lifestyle living opportunity seamlessly combines the romance of a period home with contemporary comforts, income-generating potential, and an unrivalled connection to nature.



Approached via a quiet track leading towards Garth Castle, Litigan and Silverburn Cottage occupy a truly engaging setting. The sweeping track up the hillside sets the stage. From its gardens, uninterrupted vistas sweep across the valley to the meeting point of the Rivers Tay and Lyon before extending for miles towards Aberfeldy. In the opposite direction, the dramatic silhouettes of Dun Coillich and Schiehallion provide an ever-changing backdrop, while seasonal cloud inversions transform the landscape into a spectacle rarely witnessed elsewhere.



LITIGAN

Thoughtfully extended and having been recently and extensively upgraded, Litigan offers elegant and versatile accommodation designed for modern family living while retaining its warmth and character.





THE LIVING / DINING ROOM

A welcoming hallway invites you to all the rooms on this level. At the heart of the home lies a spectacular open-plan dining kitchen and living space, creating an inviting setting for entertaining and everyday life alike. The room is flooded with natural light from the doors that open directly onto the gardens, where you can invite the outside in. This impressive room forms the social hub of the property and is popular with all members of the family.





THE KITCHEN

The well-appointed kitchen features an extensive range of floor - and wall-mounted units, paired with a U-shaped work surface to create a practical and efficient workspace. A recessed space has been thoughtfully designed to house the Rangemaster cooker and offers space for further plumbed appliances such as a dishwasher, microwave and abundant kitchen storage space.





THE MASTER BEDROOM

A further welcoming connecting hallway leads to four generously proportioned bedrooms, including a delightful principal suite, affectionately known as the throughroom, "a room that keeps on giving", with direct access to the gardens.



THE UTILITY & SHOWER ROOM

Beyond the principal bedroom lies a practical utility room, complete with the ever-popular ceiling-mounted dryer, and a beautifully appointed shower room.



THE BEDROOMS

All four bedrooms are bright and airy, offering flexible furniture arrangements and ample space for additional freestanding furnishings if desired. Each room can be adapted to suit the individual needs and requirements of a prospective purchaser. The current owners have thoughtfully converted one of the bedrooms into a versatile office and/or guest room, ideal for remote home-working arrangements supported by networked wifi repeaters through the house.





THE BATHROOM

The family bathroom is a unique and practical space, featuring twin baths, a thoughtful design particularly well suited to larger families. Extensive storage throughout completes the ground-floor accommodation.

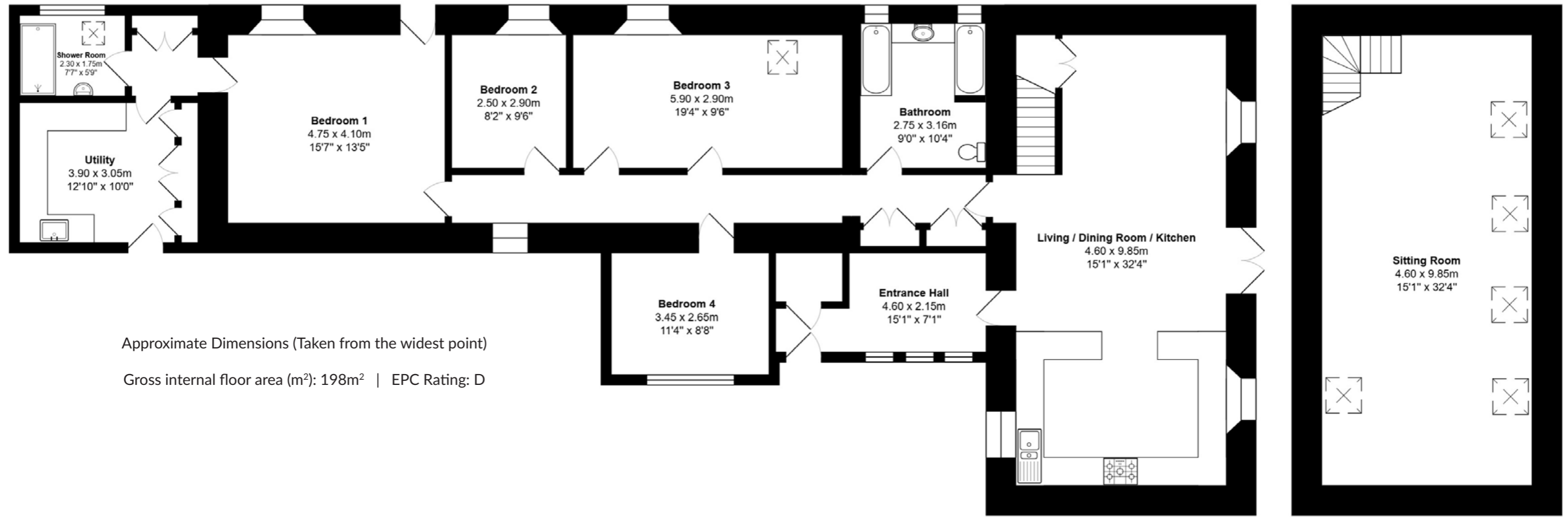


THE SITTING ROOM

Ascending to the upper floor, you are welcomed into a magnificent full-length sitting room, where a wood-burning stove and elevated views combine to create an atmosphere of warmth, comfort and tranquillity throughout the seasons. It is easy to imagine the many relaxing evenings this exceptional space has hosted, making it a wonderful retreat for unwinding and enjoying the surrounding outlook. This area, if required, could be further subdivided and turned into a studio space or transformed into a spectacular master bedroom.

Recent enhancements include a refurbished underfloor heating system, a refurbished biomass boiler (the property has optional/redundant heating systems), triple-glazed windows, high-security multi-lock doors, solar photovoltaic panels and battery energy storage, ensuring exceptional energy efficiency alongside modern convenience.

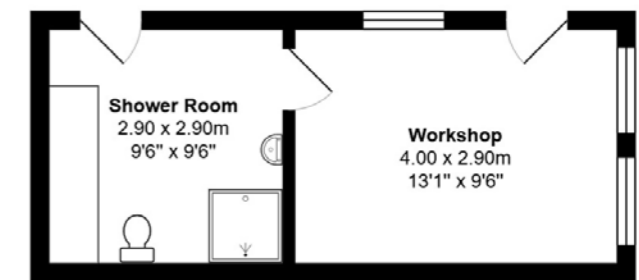
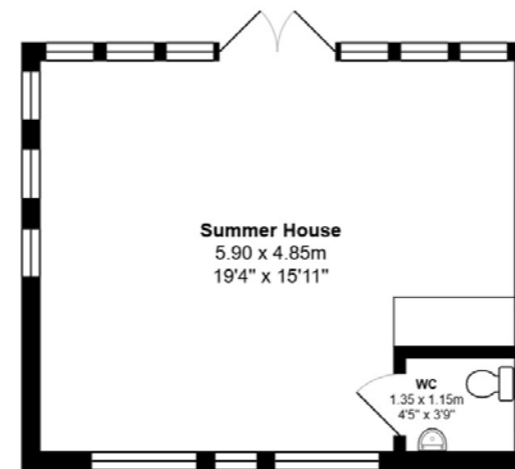




Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 198m² | EPC Rating: D

THE FLOOR PLAN



SILVERBURN COTTAGE

Nestled discreetly within its own private grounds, Silverburn Cottage is a beautifully crafted detached retreat that has established an outstanding reputation as a highly successful holiday let.





THE LIVING ROOM

Designed entirely on one level, the cottage centres around a stunning vaulted living room, where a wood-burning stove, an abundance of natural light and truly breathtaking views combine to create an exceptional living space. With its elevated outlook and surrounding woodland, there is an almost ship-like sensation above the valley as the landscape falls away in front of you.





THE KITCHEN

The well-appointed dining kitchen is sure to become the heart of the home, providing the perfect setting for family gatherings and entertaining.





THE BEDROOMS

Two spacious double bedrooms, together with a bathroom and separate WC, offer comfortable and well-proportioned accommodation for guests seeking a peaceful countryside retreat.





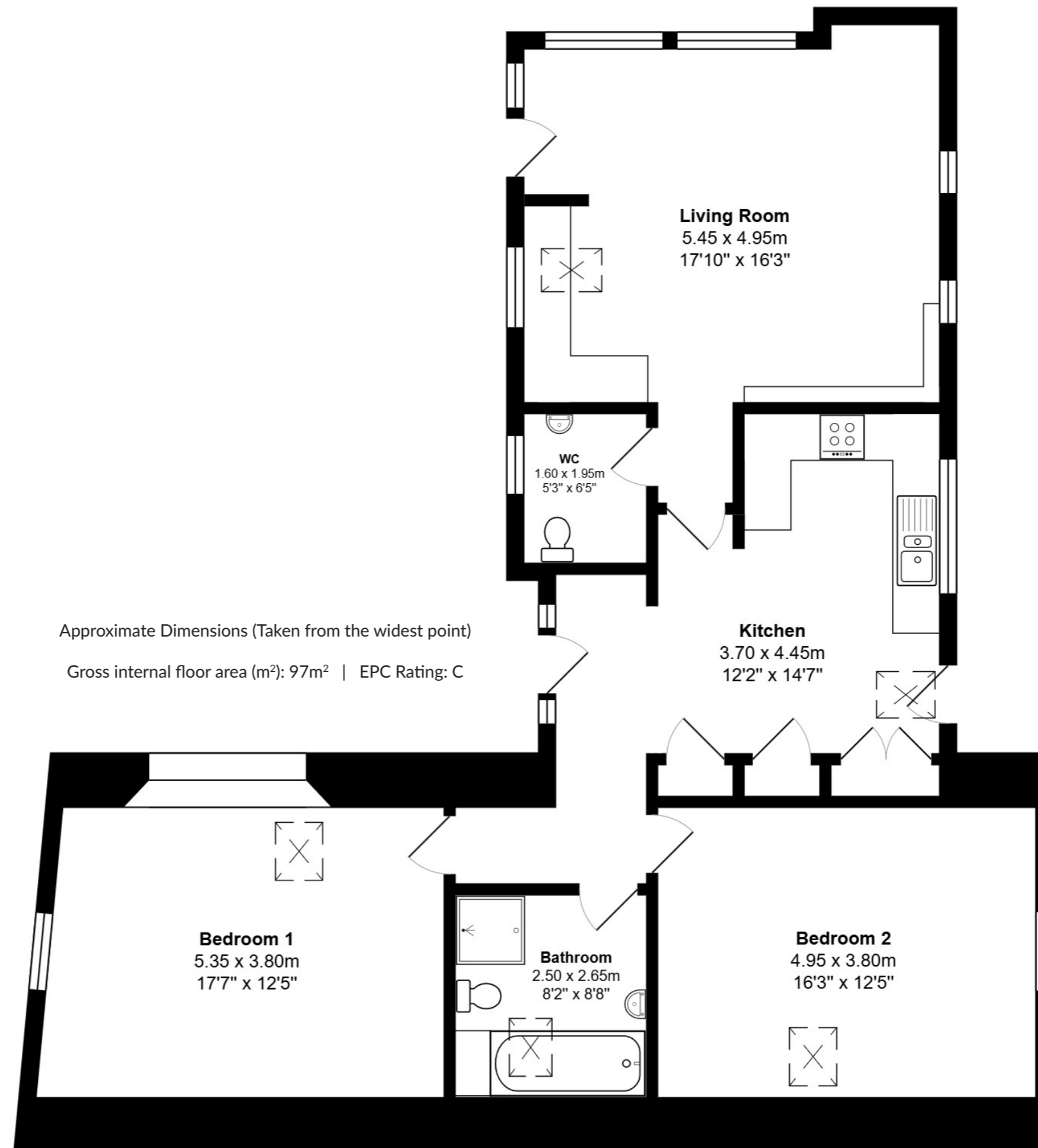
THE BEDROOMS, WC & MAIN HALL



THE BATHROOM



THE FLOOR PLAN

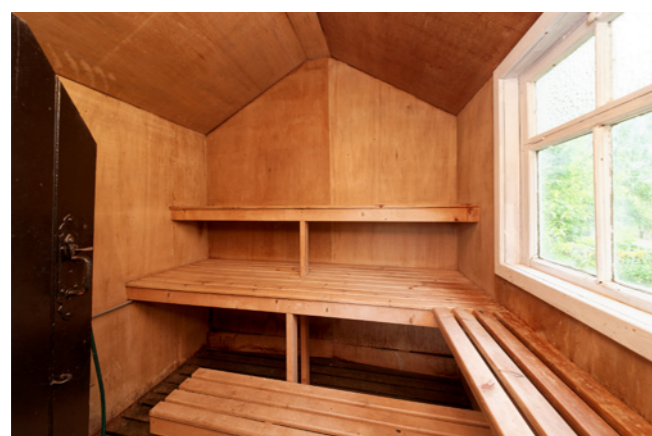


THE GROUNDS & LIFESTYLE

The estate extends to approximately 4.5 acres of beautifully maintained grounds, through which a charming burn gently meanders, creating a tranquil and picturesque setting. Mature trees, established planting, expansive lawns and an adjoining paddock combine to form an idyllic landscape rich in wildlife and natural beauty.

Nestled within the grounds are a superb collection of quality outbuildings that add to the estate's exceptional versatility. These include a delightful summerhouse, offering excellent flexibility as a home office, studio, games room or wellness retreat. A separate sauna further enhances the sense of relaxation and escape, allowing owners to fully embrace the peaceful surroundings.

Together, these spaces provide endless opportunities for remote working, a space for creators and artists, hobbies, wellness facilities or recreational use, making this a truly unique lifestyle property.



THE GROUNDS & LIFESTYLE

Properties of this calibre and setting seldom become available. Combining a substantial family home, a thriving hospitality business, extensive grounds and one of Perthshire's most spectacular outlooks, Litigan and Silverburn represent an extraordinary opportunity to embrace an exceptional rural lifestyle in one of Scotland's most sought-after locations.

A place of remarkable beauty, timeless character and enduring appeal, Litigan and Silverburn Cottage are more than a home; they are a destination, a sanctuary and a legacy.





THE LOCATION

Litigan and Silverburn Cottage enjoy a spectacular elevated setting above the charming hamlet of Keltneyburn, commanding exceptional panoramic views across the River Lyon and down the beautiful Tay Valley. Combining privacy, tranquillity and breathtaking scenery, this is a rare opportunity to enjoy some of Scotland's finest Highland countryside.

Just seven miles away lies the picturesque market town of Aberfeldy, renowned for its vibrant community and excellent range of amenities. The town provides comprehensive everyday services, including a medical centre, banking facilities, veterinary, optical and dental practices, a supermarket, and an excellent selection of independent shops, cafés and restaurants. The popular Birks Cinema offers a unique rural cinema experience, screening the latest releases throughout the year.

THE LOCATION

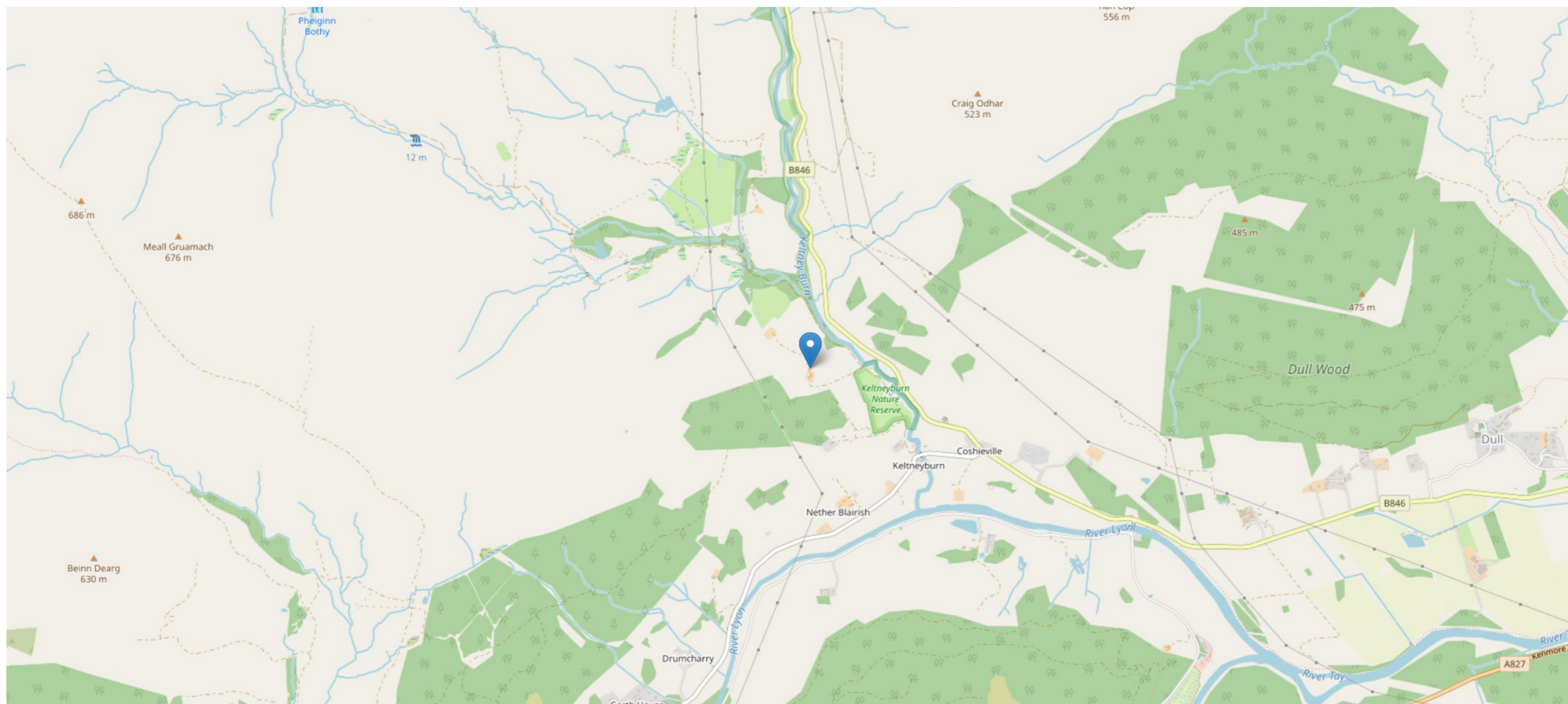
The area is renowned for its outstanding range of outdoor pursuits. Golf enthusiasts are well catered for with courses at Aberfeldy, Kenmore, Taymouth Castle, Dunkeld and Pitlochry. Watersports are available on the surrounding lochs and rivers, with a dedicated watersports centre situated on Loch Tay.

For those who enjoy walking and climbing, the surrounding landscape offers endless opportunities to explore, with numerous Munros and scenic trails close at hand. The Rivers Lyon, Tummel and Tay provide excellent fishing, while shooting and stalking can also be arranged locally. The Breadalbane Community Campus offers extensive indoor sports and leisure facilities, serving both residents and visitors alike.

The true attraction of this exceptional location is the remarkable natural beauty that surrounds it. Some of Scotland's most celebrated beauty spots are within easy reach, including Glen Lyon, Kenmore on Loch Tay, The Queen's View overlooking Loch Tummel, the Pass of Killiecrankie, Schiehallion and Ben Lawers. Together, they create an outstanding environment for recreation, relaxation and appreciation of Scotland's world-famous landscapes.

Despite its idyllic rural setting, Litigan and Silverburn Cottage remain remarkably accessible. Perth is approximately 37 miles away via the A9, while Edinburgh, Glasgow and their international airports can be reached within approximately 90 miles. Pitlochry railway station, around 22 miles distant, provides direct services to both Inverness and London, offering convenient connections for travel throughout the UK.





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