



DALNALINNE

Taybridge Drive, Aberfeldy, PH15 2BP



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A handsome example of a period villa, offering wealth of generously proportioned family living accommodation, set-apart by enamoring period features, an enviable plot on one of Aberfeldy's most sought-after residential streets, and far-reaching views over the River Tay towards Highland Perthshire's scenic hills.

Summary of Accommodation

Ground Floor: Entrance Porch, Hall, Drawing Room, Sitting Room, Dining Room, Dining Kitchen, Utility Room, and Cloakroom.

First Floor: Landing, Principal Bedroom, three further Double Bedrooms, and two Family Bathrooms.

Attached Annexe:
Study and Hobby Room, Conservatory, Kitchen & Bathroom.

Exterior:

Generous plot bounding house on all sides and accessed off Taybridge Drive via a set of wrought-iron gates.

Landscaped and mature garden with a high-level of privacy, manicured lawns, and well-stocked herbaceous borders. A greenhouse and fruit trees.

Detached Double Garage.

Private Driveway providing parking and turning space for multiple vehicles.

Secondary Garage of timber construction.



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Situation

Set in Highland Perthshire, Aberfeldy is renowned for its scenic beauty, in particular, The Birks of Aberfeldy, which was made famous by Robert Burns' poem of the same name. The town caters to the demands of the surrounding rural hinterland and is also well-established as a popular tourist destination. It is serviced by an eclectic mix of fine local shops and restaurants, as well as banking, professional and medical facilities and a golf course. The highly regarded Breadalbane Academy provides education from pre-school to secondary level, incorporating a public swimming pool, library and a variety of other facilities. The Birks cinema, which was rescued by the community and reopened in 2013, has become a popular regional destination, screening the latest film releases as well as live feeds from events at the National Theatre.

The surrounding area supports a wealth of recreational opportunities, including hill walking, climbing and fishing on the River Tay. It is peppered with renowned topographical beauty spots including Glen Lyon and The Queen's view at Loch Tummel, as well as Munros such as Schiehallion and Ben Lawers. Nearby, Loch Tay, is a particular focal point, and offers a wide array of water sports and further fishing and is also home to the Scottish Crannog Centre featuring a unique reconstruction of the iron-age dwellings, which were excavated from the Loch.

The outlying Highland towns and villages, such as Kenmore, Killin, Dunkeld and Pitlochry are equally rich in heritage and charm, each offering a clutch of independent services, a golf course, and active local communities. Despite its scenic position in the Scottish Highlands, Aberfeldy is remarkably accessible. Its central position in Scotland, almost halfway between the East and West coasts, means that a diverse range of popular locations such as Perth, Stirling, Pitlochry, Oban, Glen Coe and Fort William are within comfortable reachable distance. In particular, there is easy access to the A9 trunk road, which provides access to Perth and Scotland's main motorway network in the South, as well as North towards Inverness.



General Description

Dalnalinne is a striking, detached Victorian villa, which has been thoughtfully adapted over the passage of time to allow for comfortable modern living, in a refined period setting. Thought to date to 1886, the house is understood to have originally been built for the factor of Taymouth Castle and, amongst its catalogue of fine heritage features, has retained some delightful carpentry from this period.

Bounded by the River Tay to the West, Taybridge Drive is a long coveted residential address which is known locally for its succession of impressive period villas – many set in large, leafy plots – and its exceptional views over the Tay and into the Upper Tay Valley. Set beyond distinguished wrought iron railings, the statuesque stone façade of the house is prominently positioned above the residential street and is accented by splendid blonde sandstone quoins and margins and a traditional slate roof.

The interior is defined by the generous proportions synonymous with Victorian villas and a rich catalogue of rarefied period features, including intricate cornicing and plasterwork, as well as traditional press cupboards and shutters. The elegant public rooms to the front of the house are lent character by distinguished fireplaces, while the entrance porch showcases an intricate mosaic-tiled floor and the hall is governed by a period staircase, with handsome balustrades and newel posts, as well as a double bullnose curtain step.



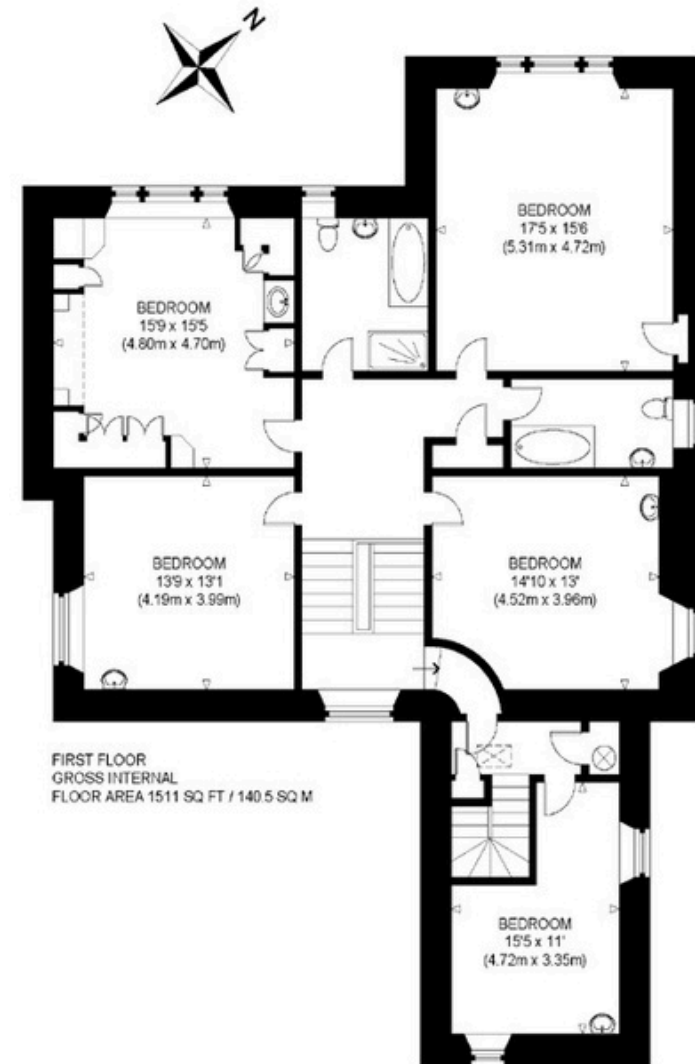
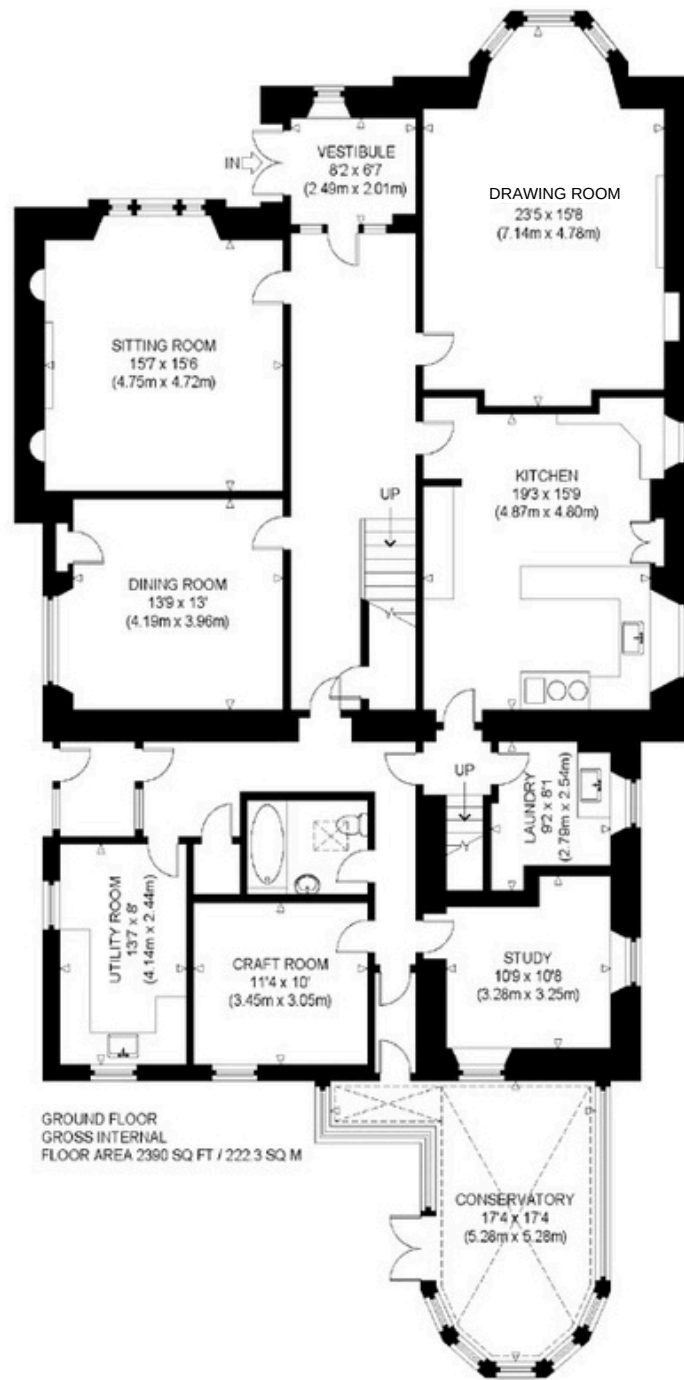
The accommodation has been tastefully adapted by successive generations and now benefits from a spacious dining kitchen, many windows with secondary glazing, and a timeless conservatory. In addition, the house has an adjoining annex, which was developed to provide self-contained yet interconnecting accommodation, which lends the house towards inter-generational living or could be let out to provide a worthwhile income (subject to acquiring all necessary consents).

The main entrance into Dalnalinne impresses a sense of arrival, with a set of glass-paneled double doors leading into a generous vestibule, where mosaic floor tiling immediately nods to the house's rich heritage. The main hall beyond is striking in both its proportion and decoration, with mosaic floor tiling, an archway with decorative corbels, dado rails, handsome cornicing, and high skirting boards. It is governed by the staircase, which is a splendid example of bespoke period carpentry, with a pine balustrade punctuated by tall newel posts, and a double bullnose curtail steep. A tripartite window towers behind the stairwell flooding natural light into space. There is also a deep under-stair storage cupboard.

In a traditional layout, there are two very handsomely proportioned public rooms positioned off opposite sides of the hall, each of which share in the outlook to the West - over the front garden and towards the distant hills.





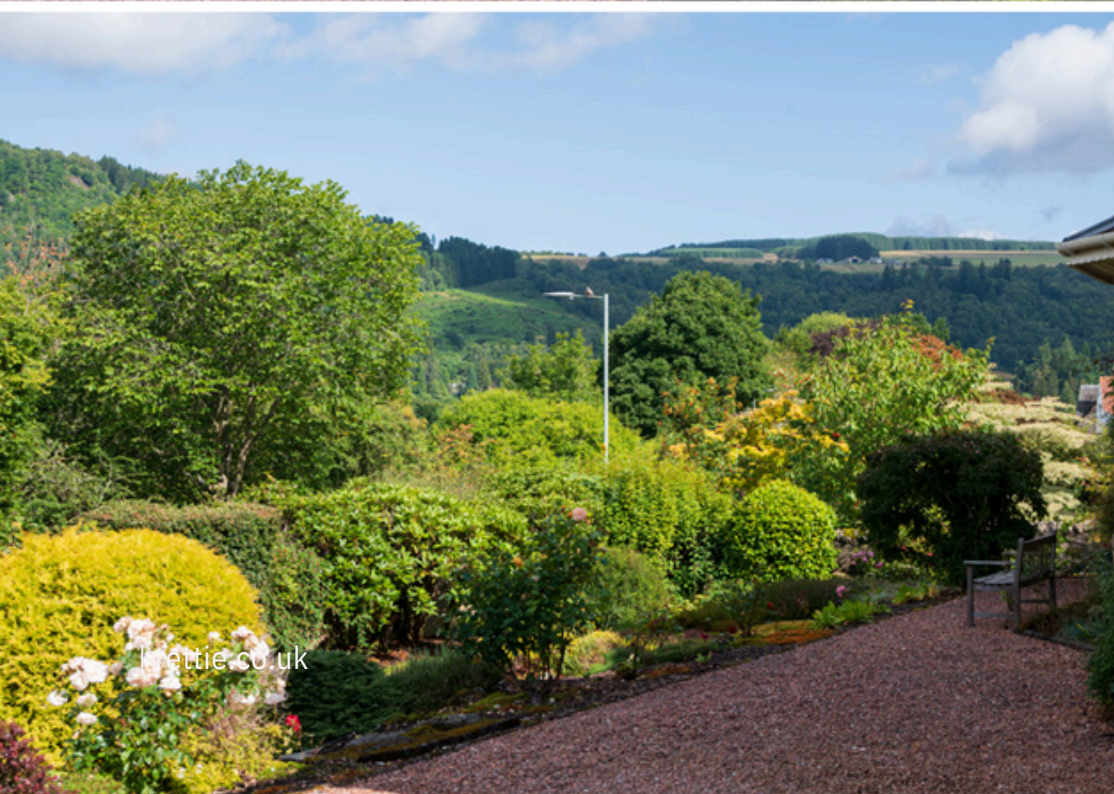


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The drawing room is adorned with deep corning, detailed with thistle motifs, and a distinguished timber chimneypiece set around a living flame gas fire. The room extends into an eye-catching bay window, protruding over the front garden, which is fitted with bench seating and affords an abundance of natural light and frames the idyllic view.

Across the hall, the second reception room is also rich with period detailing, with intricate foliate corning and an elegant chimneypiece with a gas fire. It is currently utilised as a second sitting room and offers versatile and spacious accommodation.

There is a third public room off the hall, which is utilised as a formal dining room. It has a tall window with a private outlook to the side of the house, picture railing, and a press cupboard.

The large dining kitchen is well-suited to sociable family living, with ample room for a large table and inbuilt diner-style bench seating. The kitchen area is well-equipped with an array of classic, fitted wall and floor units - including full height cupboards and a run of units forming a peninsula, set under display cabinets. A traditional Aga provides a centrepiece to the kitchen and has two ovens and two hot plates. There is also a traditional clothes drying pulley. The utility room is practically positioned off the kitchen and has room for several white goods.

The ground floor accommodation is supplemented by the annex, which can be accessed via a door off the hall or via its own private entrance porch off the driveway - allowing it to serve as an extension of the house, or as something of a self-contained flat.

The principal rooms in the annex are accessed off a light-filled hall and corridor, with ceiling windows. They include: a hobby room, which would make a comfortable sitting room or a double bedroom and has a large window overlooking the rear garden; a home office which is also suitably proportioned to serve as a double bedroom; a kitchen with fitted units, a sink and draining board, and room for white goods; and a bathroom with a pedestal wash hand basin, a WC, and a bath with an overhead shower attachment.

The conservatory extends off the annex and makes a lovely appendage to the house, providing a bright and spacious lounge space which allows for year-round enjoyment of the attractive and private garden, with windows lining its elevations, a ceiling fan, classic floor tiling, and electric panel heater.

On the first floor, the staircase rises to a splendid and spacious landing, which has ample room for occasional furniture and features arches with decorative corbelling and balustrading.

The principal bedroom is appointed with a wealth of fitted wardrobes and cabinets, incorporating bed side tables and a vanity unit with a wash hand basin. Positioned against the western elevation, the bedroom commands arresting, elevated views over the River Tay and into the Upper Tay Valley.

A second sumptuously proportioned double bedroom shares in the far-reaching outlook to the West and also has a wash hand basin. There are two further sizeable double bedrooms off the upper landing - both with wash hand basins - as well as a pair of family bathrooms. The bathrooms both feature vintage three piece suites, including a bath with overhead shower attachment, a WC, a wash hand basin, and a heated towel rail.



A half landing off the principal staircase leads to final double bedroom, which can also be accessed via a secondary staircase from ground floor level - leading up from the hallway to the rear of the kitchen.

General Remarks and Information

Viewing

Viewing is strictly by appointment through Rettie & Co. 11 Wemyss Place, Edinburgh, Midlothian, EH3 6DH. Tel: 0131 220 4160.

Services

Mains electricity, water, gas and drainage.
Gas boiler powers central heating and hot water systems.

Fixtures and Fittings

Only items specifically mentioned in the sales particulars, as well as the fitted blinds and curtains are included in the sale price.

Burdens

Council Tax Band - H

Classifications

EPC Rating - D

Tenure

Freehold

Solicitors

J & H Mitchell, 51 Atholl Road, Pitlochry, PH16 5BU
Tel: 01796472606

Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co. & Rettie LLP's. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set.

The seller reserves the right to accept any offer at any time

Internet Website

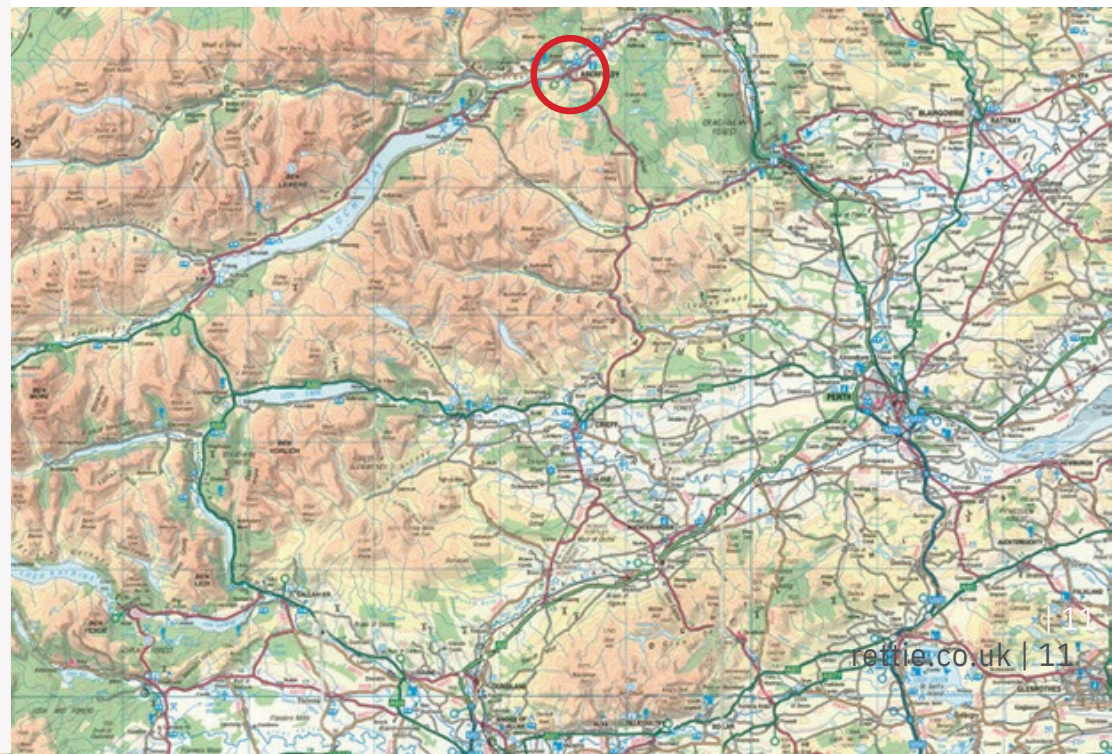
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The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the Title deeds or informally constituted and whether or not referred to above.

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2.All Rettie floorplans are drawn to RICS standard. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. & Rettie LLP's have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

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Proof and Source of Funds/Anti Money Laundering Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction. All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

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