

THE MODERN HOUSE



*Highland Perthshire
£550,000 Freehold*

Aberfeldy

Wrapped in the ancient landscape of the Scottish Highlands, this warm and generous home lies on a south-facing slope of the Tay Valley, just west of Aberfeldy. Cleverly orientated, bringing excellent natural light to its calm, peaceful rooms, the house has views that stretch far across the gardens, wildflower meadows, and the magnificent glacier-shaped hills. Waterfalls, rivers, lakes, and forests can be reached in a ramble, while the train station at Dunkeld-Birnam (30 minutes by car) connects directly to Edinburgh and Glasgow, and the overnight sleeper to London Euston.

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The Tour

The setting is spectacular. Built in 2007 by local architect and classical pianist Roger Grahame Wilson, the house forms part of a small settlement around an old farm.

Walking up the hill from the house, it is possible to wander for hours across the landscape, up to the mountain massif around Glen Lyon, and towards the wilderness of Rannoch Moor. Early in the morning, the air is alive with birdsong. The rush of the burn behind the garden walls accompanies the sun setting over the hill ranges, just before the stars reveal the breathtaking depth of the night sky.

Sloped ceilings and a robust material palette of steel, wood, and glass, take obvious cues from the agricultural vernacular, and windows and doors the colour of the lichen abundant in the surrounding landscape, follow a subtle, almost musical rhythm across the facade. But, well designed for privacy, the house gives little else away on the approach.

A central entrance hall leads down into the main living space on the ground floor, where areas for cooking, eating, and relaxing are intentionally left open in an easy flow. Glass doors open west into the garden, ensuring that views can be enjoyed from every corner, and the interior is unfussy, with light colours creating a restful aesthetic. The utility space lies off the kitchen, with access from here to a workshop/art studio, and through to the garage.

Two of the four bedrooms capture the morning sun from their position on the mezzanine. One is dual-aspect, facing both east and west and with direct access to the garden, while both have en suite bathrooms – one with a bathtub, the other with a shower.

The spiral staircase leads up to the main living space – a beautifully light and peaceful room with brilliant views across the mountainous backdrop. There is underfloor heating on this level too, although it's rarely needed thanks to the solar gain and the warmth of a large log-burning stove. Glass doors open onto the west-facing balcony running the length of the living room, connecting it to the garden. Two further bedrooms are set on this level, and there is a bathroom with a bathtub.

Outside Space

The garden is a playground for children and local wildlife alike, with regular visits from red squirrels, stouts, herons, and ducks. A monumental old sycamore forms a natural centrepiece, there is a small burn and a pond, a stone circle fireplace, wildflower meadows and a young orchard with fruit trees and bushes creating diverse habitats. Over a hundred native trees have been planted in recent years, and there is plenty of space for growing fruit and vegetables.

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The Area

A short walk down to the valley follows the river westwards to Loch Tay, and through Aberfeldy to Dunkeld in the other direction. Aberfeldy is a town of around two thousand inhabitants formed around the banks of river Tay. It offers excellent cultural, community and market infrastructure, including a medical centre, pharmacy, dentists and opticians. There is a primary and secondary school with the option of Gaelic instruction, a library, and a large sports centre as part of community campus, Birks Cinema with Heartland Film Society, Watermill Bookshop and Gallery, Glen Lyon Coffee Roasters, Aberfeldy Gallery, art classes by Yellow House Art, and Friday live music sessions in nearby Fortingall.

Aberfeldy was named the first fair trade town in 2002 and is host to monthly farmers markets, aspiring to be the healthiest town in Scotland. There are several nature adventure companies, including Wee Adventures for children and a family-oriented Sailing Club at Loch Tummel. The local community is very active, with many socially and ecologically engaged initiatives such as Tay Valley Timebank and Climate Café. There are various volunteering opportunities with the community woodland Dùn Coilich and the John Muir Trust.

Other nearby communities offer plenty of additional activity. Birnam Arts Centre has a lively cultural programme and various workshops and classes, Birnam Reader Bookshop has a wonderful selection of second-hand books and music, and there is also Dunkeld community garden and orchard, Corbenic community store, Aran Bakery, Redwoods Wines and Little Trochry organic farm; Pitlochry Festival Theatre and Scottish Plant Hunters Garden with a collection of plants from all around the world. Various natural and heritage sites are within easy reach, such as Iron Age Crannog Centre on Loch Tay, and ospreys at Scottish Wildlife Trust's Loch of the Lowes.

Both Scottish national parks – Cairngorms and Trossachs – are within an hour's drive. The train station in Dunkeld-Birnam provides connection to nearby cities – Edinburgh and Glasgow are around 90 minutes away – as well as the Caledonian Sleeper to London Euston.

Council Tax Band: F

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.