



Dunolly House

Taybridge Drive, Aberfeldy, PH15 2BP

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Introduction

Dunolly House is a substantial Category C listed Victorian villa with a distinctive feature tower, occupying a prominent position on the western edge of Aberfeldy and offering a redevelopment opportunity with Planning and Listed Building Consents in place.



Dating from 1890, Dunolly House is a Category C listed Victorian mansion with historic associations to the bagpipe maker to Her Majesty Queen Victoria. In later years, the property was occupied by Breadalbane Academy and used as a hostel for female pupils.

On 9 October 2024, full Planning Consent (Ref: 24/00279/FLL) and Listed Building Consent (Ref: 24/00304/LBC) were granted for a change of use and alterations to create eight serviced apartments.

The building has already benefited from substantial remedial works and initial improvements in preparation for its redevelopment. Set among similarly impressive Victorian properties and established holiday accommodation, its current condition represents a rare, ready to proceed development opportunity, with full building warrants and all requisite permissions already in place.



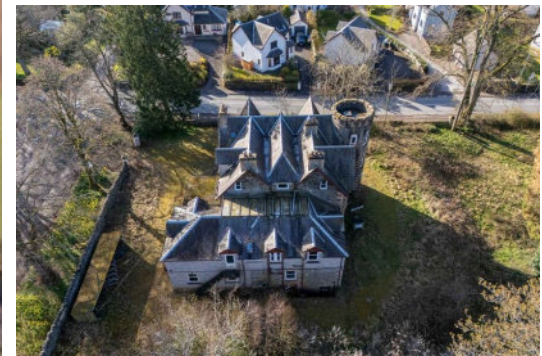
The initial improvement works include re-roofing of the tower, window lintel improvements, replacement of gutters, full and complete dry rot treatments with guarantees, ensuring the property is ready for re-development. Within the original building the accommodation is spread over three storeys and a mezzanine level extending to 632 sqm (6,803 sq ft). There is also an extension.

Outside

Substantial garden grounds of approximately 0.68 acres include mature trees, a driveway and ample space for a number of cars to park.







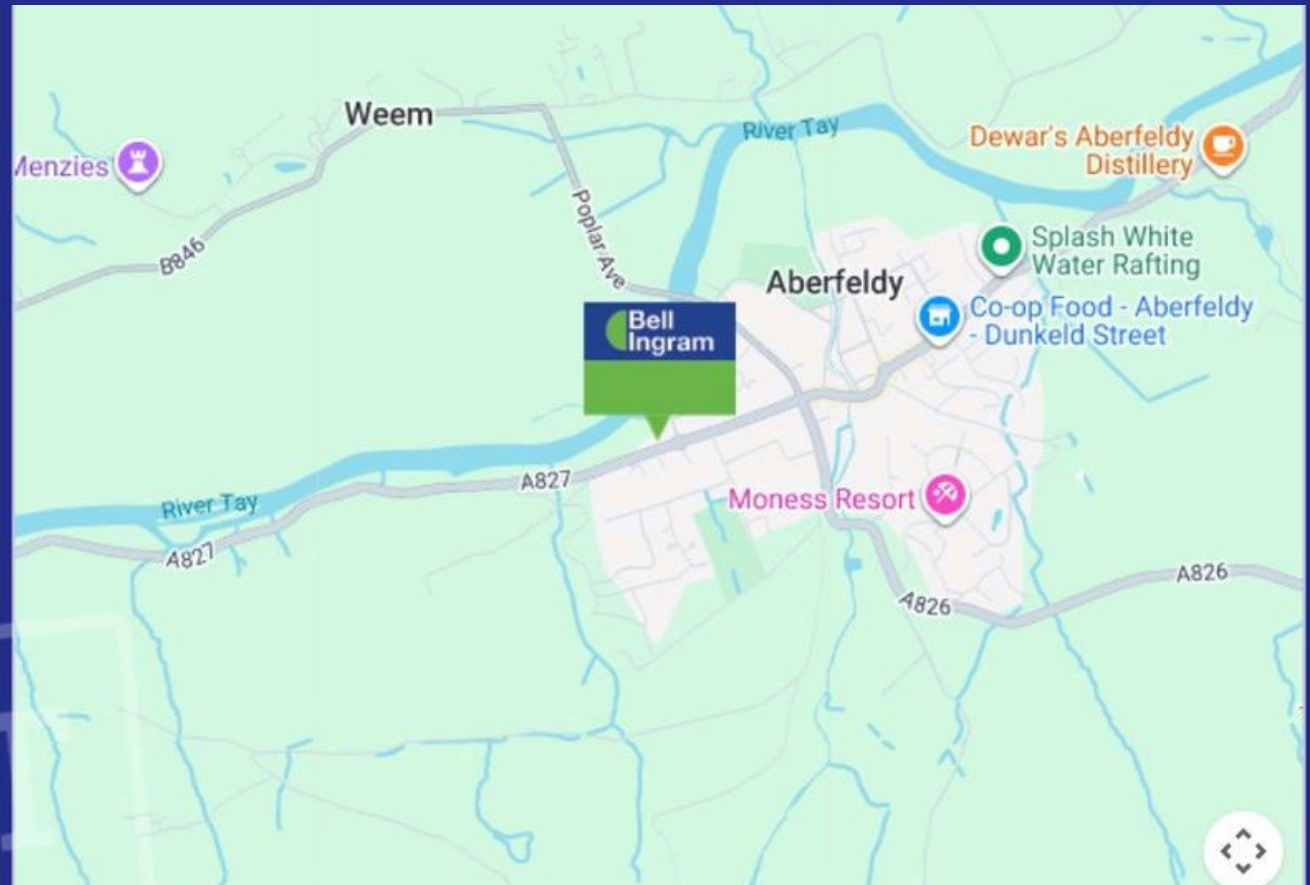
Location

The town of Aberfeldy has all essential services to hand including a new medical centre, veterinary surgery, optician, dental practice, supermarkets and a varied selection of quality shops, restaurants and art galleries. Breadalbane Community Campus incorporating Breadalbane Academy, is a thriving community and school facility with indoor and outdoor sporting resources, a swimming pool and a community library on site. The newly restored Birks Cinema is a modern, community run cinema and café bar, which screens blockbusters, children's films and old movies. There are also many clubs and organisations catering for an extensive range of interests.

There is a mainline railway station at Pitlochry with daily services to Edinburgh, Glasgow and Inverness plus a sleeper service to London. In addition to its range of shops and services, Pitlochry is home to the renowned Festival Theatre.

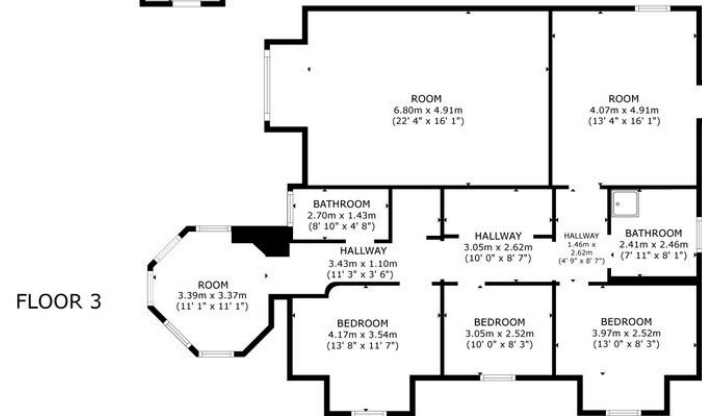
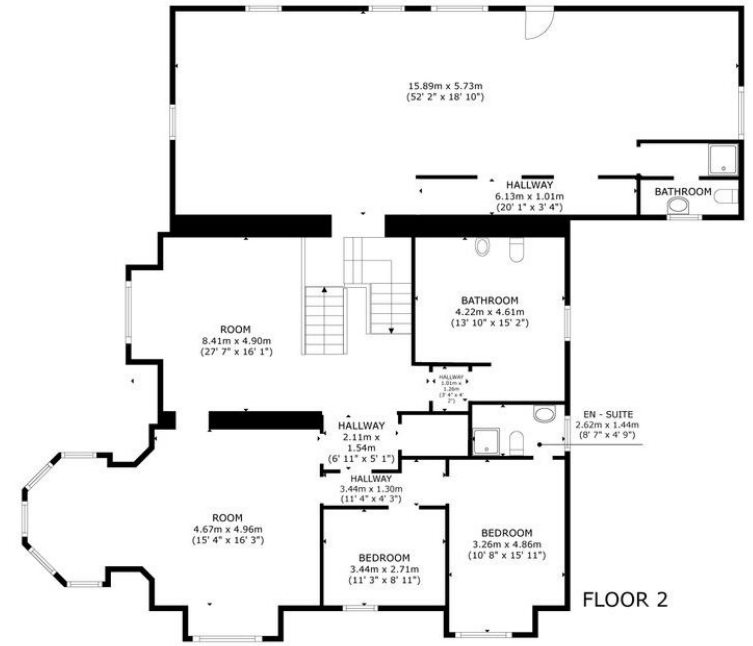
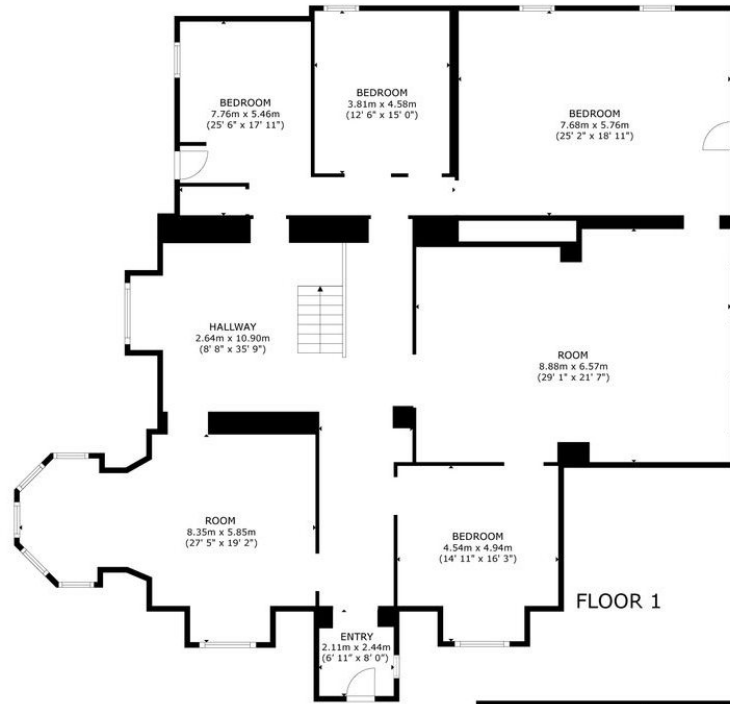
The area provides ready access to a wide range of recreational pursuits, including golf, sailing and watersports, and salmon and trout fishing on lochs and rivers, climbing, mountain biking and walking.

Perthshire is renowned for its quality and diversity of its field sports. The River Tay is one of the big four salmon rivers in Scotland. The Watersports and Activity Centre at Kenmore offers rafting and canoeing on the River Tay, in addition to a range of sailing boats and other watercraft for hire. For golfers, there are courses locally at Aberfeldy, Kenmore and Pitlochry whilst Gleneagles Hotel, with its famous Championship courses, is only 35 miles to the south.



Plans

630 sqm (6,803 sqft)



Dunolly House, Taybridge Drive, Aberfeldy PH15 2BP
 GROSS INTERNAL AREA
 FLOOR 1 265.9 m² (2,862 sq.ft.) FLOOR 2 233.6 m² (2,514 sq.ft.) FLOOR 3 132.6 m² (1,427 sq.ft.)
 TOTAL : 632.0 m² (6,803 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Details

Local Authority

Perth & Kinross Council

Council Tax

Band = TBC

Tenure

Freehold

EPC

EPC Rating = EXEMPT

Services & Additional Information

Directions:

From Perth, take the A9 northwards towards Inverness. Turn right onto the A827 signposted Ballinluig and Logierait. Follow this road westwards and at the T junction turn right and continue on the A827 signposted for Aberfeldy. On entering Aberfeldy, at the main crossroads, pass through the traffic lights and carry on to the mini roundabout and take the third exit onto Taybridge Drive. The entrance to Dunolly is immediately on your left.

For viewers using the 'what3words' app, the location of Dunolly House is [///wishes.anchorman.butter](#)

Listing

Dunolly House is Category C listed by Historic Environment Scotland, recognising its special architectural and historic interest.

Council tax

Perth & Kinross is the Local Authority. According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of nil due to commencement of redevelopment works. Following completion of works, the property will be re-assessed for a revised applicable Rateable Value.

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Offers Over £400,000



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