



Marchburn
Fortingall | Aberfeldy | Perthshire | PH15 2NF

 FINE & COUNTRY

MARCHBURN

This exquisite two bedroom, timber frame home, built in 2015, is thoughtfully designed to embrace modern, eco-friendly living while immersing oneself in nature's tranquillity. The unique upward living concept, with bedrooms downstairs, ensures you enjoy breathtaking views across your own private six acre estate throughout the day, all from the light filled, spacious living area.



ACCOMMODATION

The home features sophisticated touches such as granite kitchen countertops paired with premium Neff appliances. Underfloor heating runs throughout the house, fuelled by a ground source heat pump, triple glazed timber framed windows make for supreme comfort and energy efficiency. A wood burning stove adds a cozy focal point to the living area, while the adjacent dining terrace invites you to savour the morning sun as you take in the peaceful surroundings.

Planning permission for three additional ensuite bedrooms, a new kitchen area and separate living room offers exciting potential to expand this peaceful haven to suit your lifestyle and family needs.

ACCOMMODATION

The kitchen is beautifully appointed and thoughtfully designed as the heart of the home, centred around a striking island and fitted with a comprehensive range of top-of-the-line appliances, including three ovens, a warming drawer, a boiling water tap, and a well-proportioned walk-in larder providing excellent additional storage.

Bathed in natural light, the space features two sets of French doors that effortlessly draw the outdoors in—one opening onto a terrace perfectly suited to al fresco dining, and the other to a glass-balustraded open area, allowing uninterrupted enjoyment of the surrounding landscape. A wood-burning stove adds both warmth and atmosphere, creating an inviting yet sophisticated setting.

A separate utility room and WC further enhance the practicality of this level. From every aspect, the property enjoys truly spectacular, far-reaching views.

Downstairs, the accommodation is elegantly arranged to offer two beautifully appointed bedrooms, both commanding breathtaking views across the surrounding hills. The principal suite is particularly impressive, featuring a generously proportioned en-suite bathroom and French doors that open directly onto the grounds, creating a seamless transition between indoor comfort and the natural landscape.

The second bedroom is equally well presented and is served by a stylish family bathroom. Both bedrooms benefit from excellent built-in storage, thoughtfully designed to maximise space while maintaining a clean, uncluttered aesthetic.

Further enhancing the practicality of the home is a well-equipped boot room, offering ample space for outdoor clothing and equipment, perfectly suited to an active lifestyle in such an exceptional setting.

Heating is provided via a Nibe ground source heat pump which feeds underfloor heating throughout the property. There are also 3.6kw solar panels on the roof of the house.

The two car garage is fully insulated, the attic is floored and the area was previously used as a gym area or could equally be used as a workshop. An electric car charger is attached to this building

























OUTSIDE

The property boasts a remarkable six acres of grounds, fully enclosed with deer fencing, offering privacy and security. The land includes a variety of mature and newly planted trees, around 700 in total – including Silver Birch, Scots Pine, Douglas Fir, Beech, Chestnut, Oak, Rowan, Elder and Weeping Willow, each accompanied by a certificate.

Fruit gardens flourish with blueberries, strawberries, gooseberries, raspberries, redcurrants, along with multiple fruit trees such as apples, plums, damsons and cherries, providing an ample harvest season. A peaceful stream, the March Burn, runs through the bottom of the garden, creating a serene environment, it is fully drained and free running. Beautiful and practical boardwalk paths cross the gardens, creating easy access to further parts of the land.

Additional amenities include several greenhouses, a polytunnel, tool sheds, a log store and equipment storage.





LOCAL AREA

The property enjoys peaceful views overlooking the River Lyon and borders the expansive Glen Lyon estate. The wonderfully private yet accessible setting sits just outside the picturesque conservation village of Fortingall, one of Highland Perthshire's most charming and historically rich enclaves. At its heart lies the renowned Fortingall Hotel, a characterful and highly regarded destination offering fine dining and boutique accommodation, popular with both locals and visitors alike.

Fortingall is also home to the legendary Fortingall Yew, believed to be one of the oldest living trees in Europe, lending the village a unique sense of heritage and timelessness.

A short drive away, the vibrant market town of Aberfeldy provides an excellent range of independent shops, cafés, galleries and everyday amenities, along with a strong sense of community. Nearby Kenmore, situated at the eastern end of Loch Tay, offers a further selection of charming inns, waterside dining and leisure pursuits.

Loch Tay itself is one of Scotland's most scenic freshwater lochs, renowned for its natural beauty and opportunities for sailing, paddleboarding, fishing and wild swimming, all set against a dramatic Highland backdrop. The surrounding countryside provides exceptional walking, cycling and outdoor pursuits, making this an ideal setting for those seeking both tranquillity and an active lifestyle.

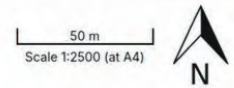




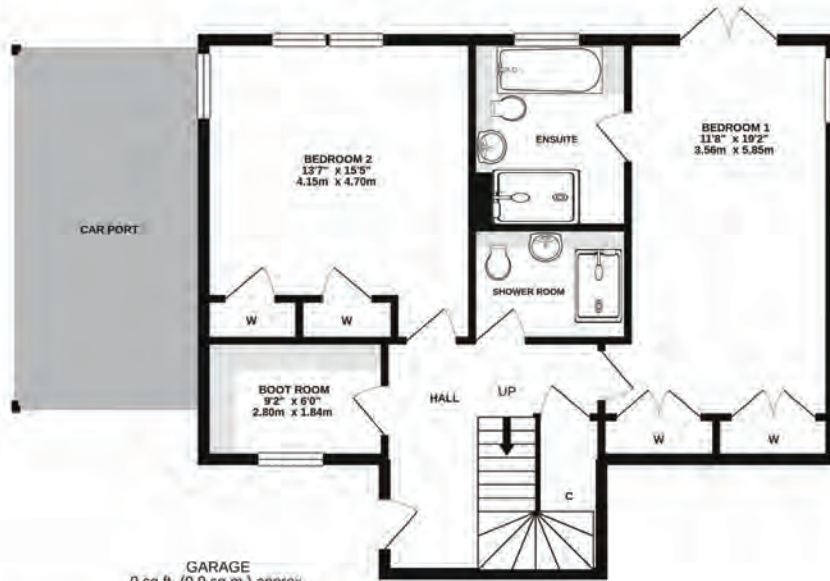




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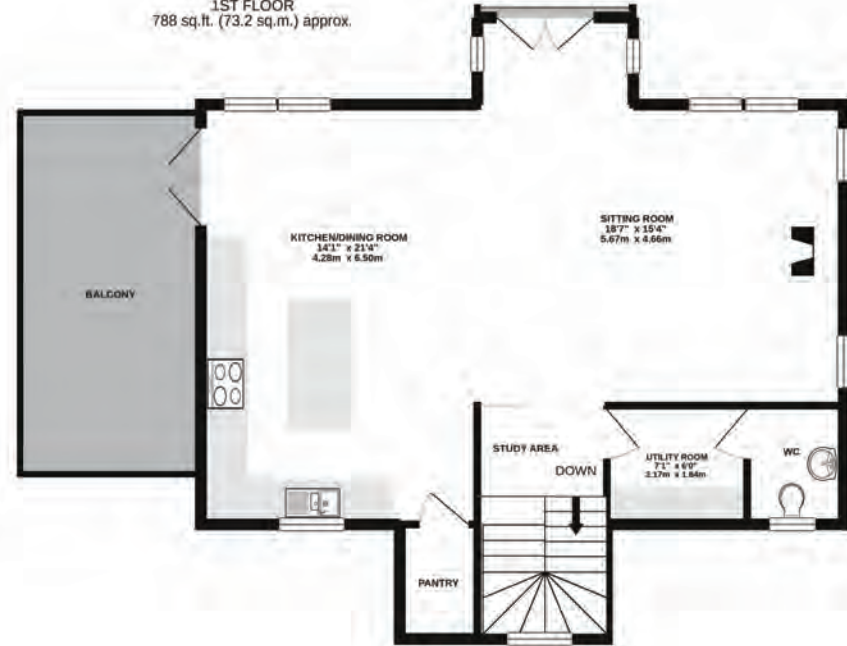
GROUND FLOOR
743 sq.ft. (69.0 sq.m.) approx.



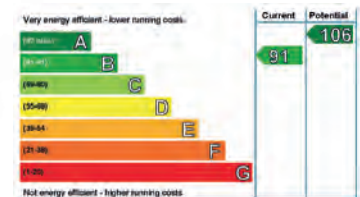
GARAGE
0 sq.ft. (0.0 sq.m.) approx.



1ST FLOOR
788 sq.ft. (73.2 sq.m.) approx.



TOTAL FLOOR AREA : 1531 sq.ft. (142.2 sq.m.) approx.





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices across four continents, we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates that the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a successful strategy, emphasising the lifestyle qualities of the property.

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FOUNDATION

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