

Home  
SALES & LETTINGS

**11 The Old Bowling Green**  
**Crieff PH7 3FF**

# Home

SALES & LETTINGS

# 11 The Old Bowling Green



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2



1195 Sq Ft \*

**QUIET  
LOCATION**

**GARDEN  
APARTMENT**

**CLOSE TO  
AMENITIES**

**ENERGY  
EFFICIENT**



THE OLD  
BOWLING GREEN

• Gross Internal Floor Space



Escape to your own oasis in the heart of Crieff, where tranquility and convenience converge, and quality craftsmanship and energy efficiency defines your everyday living experience.

Tucked away in a serene locale, this exquisite development stands as a testament to thoughtful design and impeccable attention to detail. Each residence is meticulously crafted with premium materials, ensuring not just aesthetic appeal but also enduring quality and minimal upkeep, allowing you to fully immerse yourself in the joys of your new home.







# ACCOMMODATION

*the stats*



**OPEN PLAN LIVING / DINING  
/ KITCHEN**

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**PRINCIPAL BEDROOM  
WITH SPACIOUS EN-SUITE**

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**BEDROOM 2**

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**BATHROOM**

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**UTILITY ROOM**

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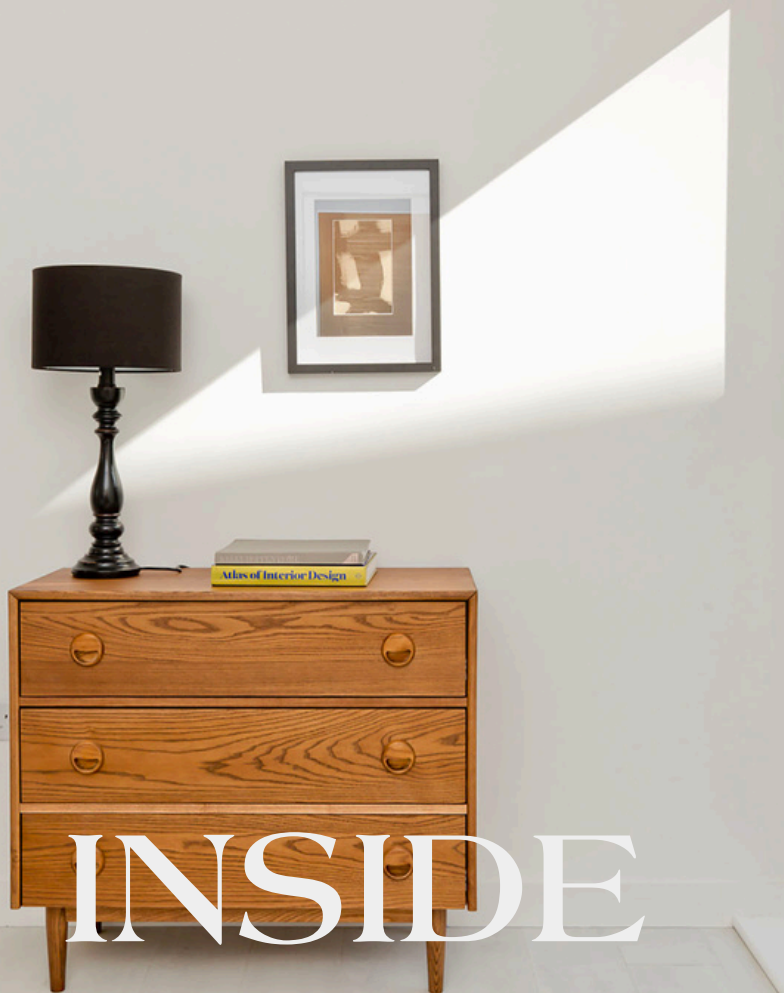


**AMPLE STORAGE**



Step into your garden apartment sanctuary, where natural light dances through every corner, creating an ambiance that is both welcoming and uplifting.

Strategically positioned to maximise sunlight, this property boasts a layout that seamlessly blends functionality with elegance, providing ample space for both relaxation and entertaining.



Step into a world of comfort and sophistication, where underfloor heating ensures warmth and cosiness throughout the year, while the energy-efficient design and build minimises environmental impact and maximises cost savings.

The expansive use of glass brings the outdoors in, bathing each room in natural light and offering panoramic views of the surrounding landscape.

Whether you're lounging in the living area or preparing meals in the modern kitchen with sleek solid surfaces, you'll always feel connected to the beauty of your surroundings.



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↓  
COSY PLACES



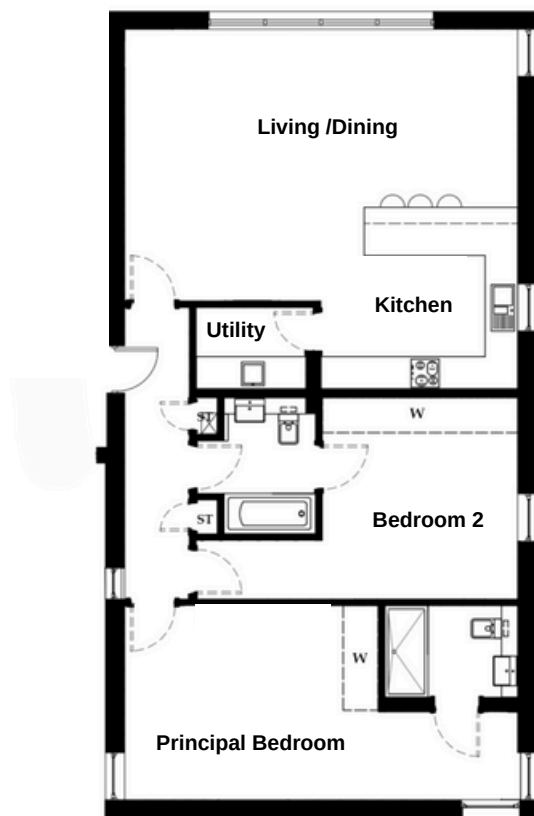
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WOODEN FINISHES



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↓  
PREMIUM SPECIFICATION







**Garden Apartment**

Living /Dining

Kitchen

Principal Bedroom

Bedroom 2

**Metric**

7.25 x 5.00

3.62 x 3.36

7.25 x 3.56

5.91 x 3.68

**Imperial**

23'9" x 16'4"

11'10" x 11'0"

23'9" x 11'8"

19'4" x 12'0"



Escape to your exclusive retreat nestled within a private complex, where security and privacy are paramount. Set amidst lush landscaping and surrounded by established properties, this development offers a truly unique living experience unlike any other in Crieff.





**ALLOCATED PARKING**

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**EV CHARGING POINT**

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**PRIVATE PATIO AREA**

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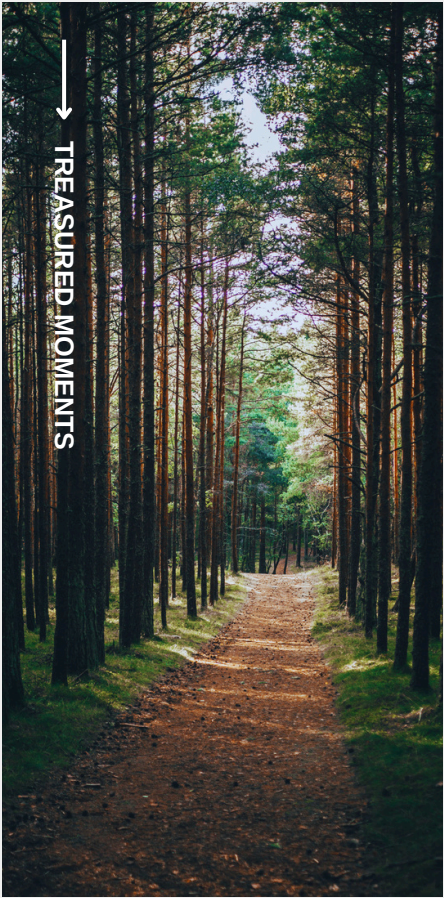


**LUSH LANDSCAPING**









# CRIEFF



## AREA STATS



 WALK SCORE



 BIKE SCORE



 TRANSIT SCORE



## GOOD EATS

CRIEFF HYDRO  
★★★★★

THE TOWER  
★★★★★

CAFE RHUBARB  
★★★★★



## LOCAL RETAIL



5 MINUTES  
CRIEFF FOOD  
COMPANY



6 MINUTES  
INDEPENDENT  
RETAILERS



8 MINUTES  
LOCAL  
SUPERMARKETS



## SCHOOLS

CRIEFF  
PRIMARY

CRIEFF HIGH  
SCHOOL

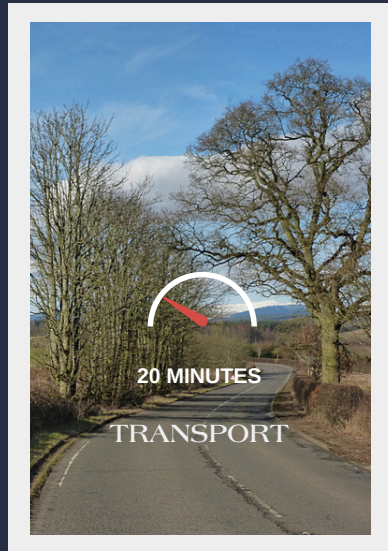
ST DOMINICS  
PRIMARY

ARDVRECK  
SCHOOL

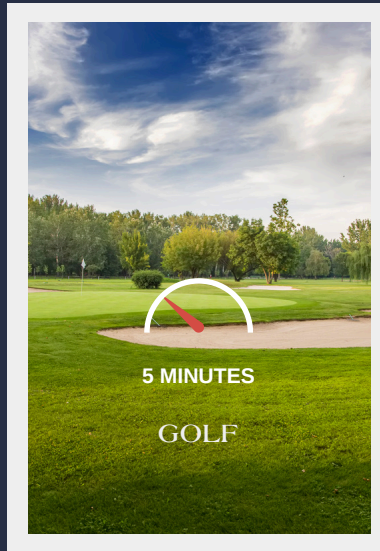
MORRISONS  
SCHOOL

GLENALMOND  
COLLEGE

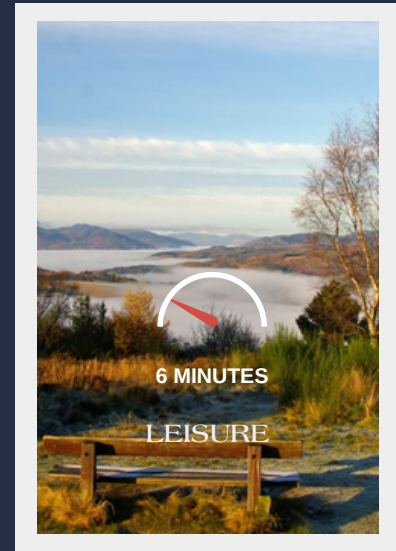




Crieff is just a 30 min drive from the A9 and M90 and 20 mins drive to Gleneagles Station for direct links to Dundee, Stirling, Glasgow, Aberdeen, Inverness and London



Discover outdoor bliss near the property, with numerous golf courses just moments away, perfect for leisurely rounds in stunning surroundings.



The charm of Crieff offers local shopping, dining, and country leisure pursuits for all activity levels.

An aerial photograph of a modern, multi-story building. The building features a grey roof, light-colored upper walls, and a dark grey stone base. A large, square window is visible on the right side. A paved walkway leads to the entrance on the left. Greenery is visible at the bottom of the frame.

*planet goals*

All homes at The Old Bowling Green are constructed and completed to the highest specification, using state-of-the art, sustainable materials and building techniques.

These new-build homes are designed and built with energy efficiency, acoustics and sustainability in mind.

Each property comes with a 10 year ICW structural home warranty.

ENERGY  
EFFICIENCY

# Our Favorite Features!



01

**EV CHARGING POINT**



02

**UNDERFLOOR HEATING**



03

**SUPER-FAST FIBRE  
BROADBAND**

# Home

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