

Home
SALES & LETTINGS

11 The Old Bowling Green
Crieff PH7 3FF



Home

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1195 Sq Ft *

**QUIET
LOCATION**

**GARDEN
APARTMENT**

**CLOSE TO
AMENITIES**

**ENERGY
EFFICIENT**



THE OLD
BOWLING GREEN



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.



→ WARM SENSE OF ARRIVAL



→ QUALITY SPECIFICATION



→ PREMIUM FEATURES



ACCOMMODATION

the stats



**OPEN PLAN LIVING / DINING
/ KITCHEN**



**PRINCIPAL BEDROOM
WITH SPACIOUS EN-SUITE**



BEDROOM 2



BATHROOM



UTILITY ROOM

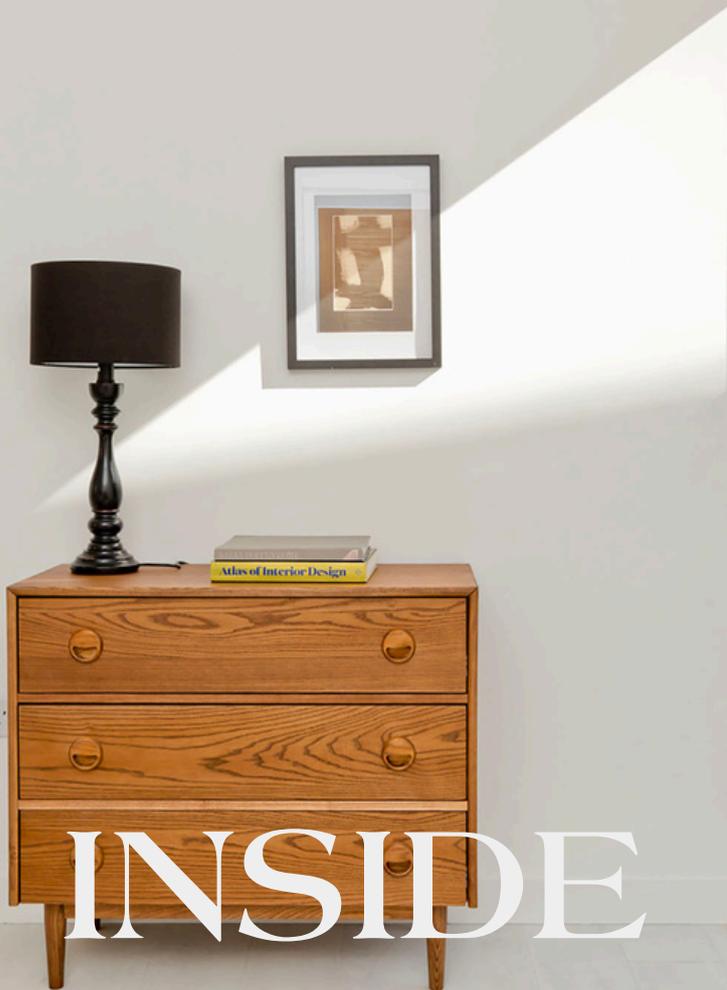


AMPLE STORAGE



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.



INSIDE

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.







Garden Apartment

	<u>Metric</u>	<u>Imperial</u>
Living /Dining	7.25 x 5.00	23'9" x 16'4"
Kitchen	3.62 x 3.36	11'10" x 11'0"
Principal Bedroom	7.25 x 3.56	23'9" x 11'8"
Bedroom 2	5.91 x 3.68	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.

OUTSIDE



ALLOCATED PARKING



EV CHARGING POINT



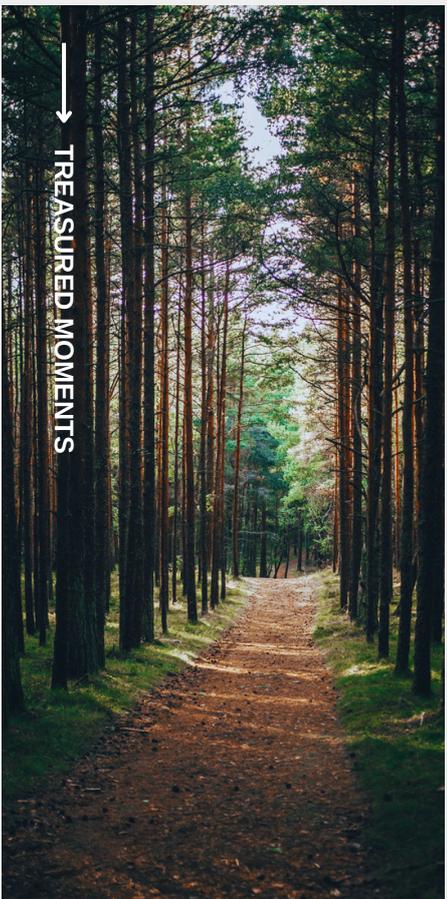
PRIVATE PATIO AREA



LUSH LANDSCAPING







← TREASURED MOMENTS



← OUT DOOR SPACE



← GENEROUS GARDEN GROUNDS

CRIEFF



AREA STATS



WALK SCORE



BIKE SCORE



TRANSIT SCORE



GOOD EATS

CRIEFF HYDRO
★★★★★

THE TOWER
★★★★★

CAFE RHUBARB
★★★★★



LOCAL RETAIL



SCHOOLS

CRIEFF
PRIMARY

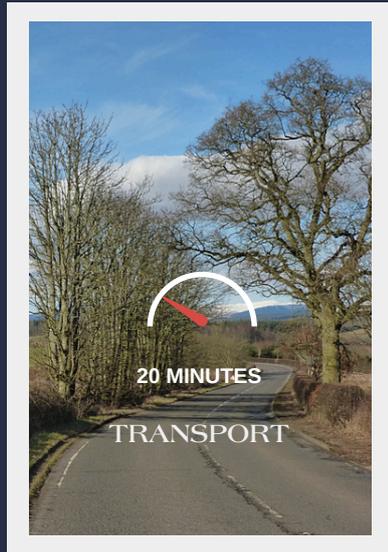
CRIEFF HIGH
SCHOOL

ST DOMINICS
PRIMARY

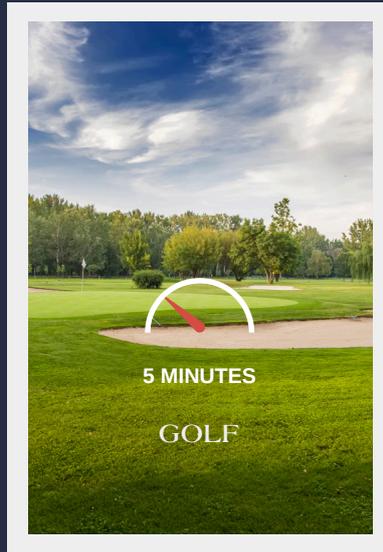
ARDVRECK
SCHOOL

MORRISONS
SCHOOL

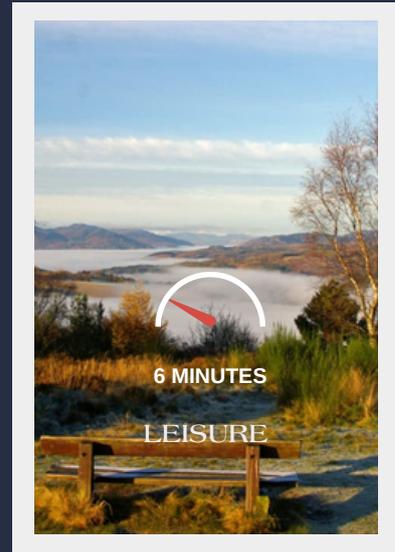
GLENALMOND
COLLEGE



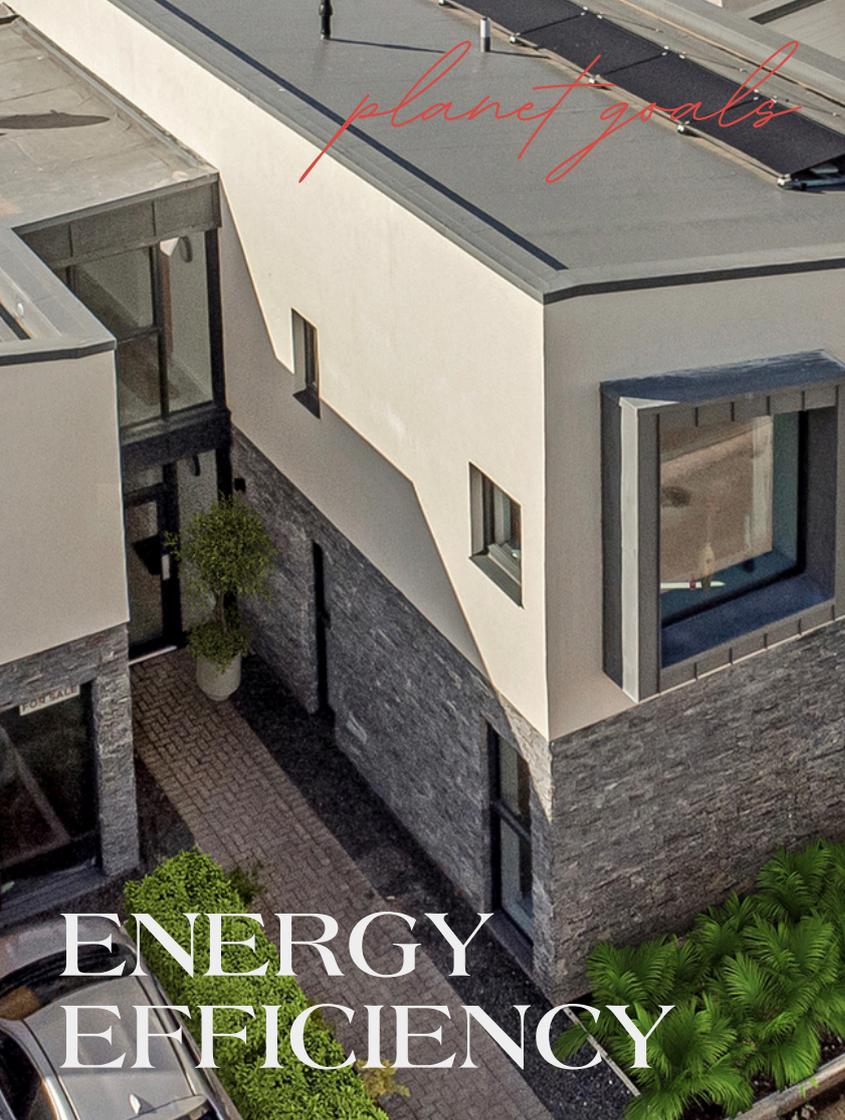
Crieff is just a 30 min drive from the A9 and M90 and 20 mins drive to Gleneagles Station for direct links to Dundee, Stirling, Glasgow, Aberdeen, Inverness and London



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.



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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