



## Plot , Crieff Fixed Price £499,995 Freehold

Plot 2 - The Old Bowling Green offers a rare opportunity to acquire a luxurious yet sustainable home in a highly sought-after location

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Please see development brochure on the desktop website or ask for one to be emailed or posted out. Set in beautiful grounds and with astounding views of the surrounding Perthshire landscape, the development of four detached villas and ten mews apartments has been thoughtfully designed to create a niche community of residents at varying stages of life: from first-time buyers and growing families, to downsizers and retirees. Minimalist in form and aesthetic, the architect-designed homes make a striking contrast against their leafy surrounds and feature vast swathes of glass to bring the beautiful outdoors in. The concept employs cutting-edge construction materials and techniques to satisfy the highest environmental and building standards, and to create homes that are fit for the future. This means low maintenance, economy, sustainability and absolute peace of mind. Underfloor heating, ultra-efficient double glazing, superior insulation, low-energy light fittings and electric vehicle charging points all come as standard. The apartments and villas will have fibre broadband and all can accommodate a home office space.

At The Old Bowling Green luxury and sustainability exist in harmony. The interior specification meets the uncompromising standards of the award-winning developer with Ponnighaus kitchens, Siemens appliances and Scudo bathrooms. Each apartment will enjoy use of beautiful communal grounds and one allocated parking space (with EV charging point) within the residents car park, which will be supplemented with two visitor parking spaces and a designated disabled parking bay. With Scotland's desire to be all electric by 2032, having the space with the EV charging point would be a great investment. A factoring company will be appointed to maintain all common areas for an annual fee.

Thoughtfully designed with extra-generous proportions, a flexible layout and flawless interior design, the two-bedroom mews apartments are equally suited to first-time buyers and downsizers alike. The benefits of modern apartment living are many: lower running costs, reduced maintenance and the added security of immediate neighbours. Each apartment is designed around a large, open-plan living space with either patio doors or Juliet balconies onto beautiful communal gardens. The premium kitchen is supplemented with a separate utility room, while both double bedrooms benefit from en-suite facilities, including a clever Jack-and-Jill family bathroom. The apartments will be installed with data cabling and ample sockets in the dining/family room and the second bedroom wardrobe. With the addition of super-fast fibre broadband, either space or both can be converted into an ideal home office.

Positioned on the A85, some 18 miles west of Perth and enveloped by magnificent Perthshire scenery, the bustling country town of Crieff enjoys a long and rich history as the capital of Strathearn, as a centre for industry and commerce, and as a favourite holiday destination for generations of Scots, not to mention visitors from around the globe. The traditional market town supports a diverse array of local, independent shops and businesses, as well as various cafes, traditional pubs and fine-dining restaurants. These are supplemented with Co-op and Aldi supermarkets, plus more extensive retail in nearby Perth. The town has been a popular tourist spot since the nineteenth century, when it became a renowned wellness retreat nestled in the breathtaking countryside. Crieff Hydro first opened its doors in 1868 and is still owned and managed by descendants of its founder, Dr Meikle. Over the years it has been transformed from a hydropathic spa into one of Scotland's premier Highland resorts. Crieff is also home to The Glenturret Distillery one of Scotland's oldest distilleries and The Innerpeffray Library (est. 1680) Scotland's oldest lending library. While the surrounding Highland and Lowland landscape is a playground for outdoor enthusiasts, the town also boasts various public parks and greenspaces along the River Earn and Barvick Burn, as well as several prestigious golf courses. The world-famous Gleneagles Golf Resort is also just a twenty-minute drive away. In addition to local bus services, the town is served by convenient rail links to all major cities from nearby Gleneagles station.

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### SPECIFICATION

#### KITCHEN AND UTILITY

Ponnighaus handleless cabinetry  
Minerva solid surface worktops  
Stainless steel sink and mixer tap  
Siemens 4-zone induction hob  
Siemens oven/grill  
Siemens microwave  
Fridge freezer  
Dishwasher  
Extractor  
Wine fridge

#### BATHROOM, EN-SUITE AND WC

Scudo contemporary sanitary ware  
Scudo shower trays, baths and screens  
Vado chrome taps and fittings  
Vado shower heads and concealed mixer valves  
Chrome ladder towel rails in all wet rooms  
Ceramic wall tiles (full tiling to showers/partial tiling to baths)

#### DECORATION

Internal walls and ceilings &#x2013; matt white emulsion  
Skirtings and facings &#x2013; eggshell white finish  
Oak solid core doors  
Brushed-steel lever handle on round rose

#### WARDROBES

Fitted wardrobes with hanging rail in all bedrooms

#### ELECTRICAL

Ample white power points throughout  
Brushed stainless-steel sockets (some with USB charging points) /switches above worktop  
TV points to family room and master bedroom  
Low-energy light fittings throughout  
Shaver sockets to bathrooms and en-suites  
Low-energy external lights  
Doorbell entry system to front door  
Installed super-fast fibre broadband

#### HEATING AND GLAZING

Underfloor heating & thermostats to all rooms  
Sedbuk A-rated gas condensing boilers (Low NOx)  
Double glazed timber windows with Low-E glass

#### GARDENS & PARKING

Landscaped communal gardens  
Allocated parking space with EV charging point  
Two visitors bays and one disabled parking bay



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Viewings via: Irving Geddes, 25 West High Street, Crieff, Perthshire, PH7 4AU

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## DETACHED VILLA

PLOT 2 (HANDED) & 13  
SINGLE GARAGE



GROUND FLOOR

FIRST FLOOR

Plot 23314

M

ft/inches

|                            |           |             |
|----------------------------|-----------|-------------|
| Lounge/Bed 5               | 47 x 38   | 155" x 125" |
| Kitchen/Family/Dining Room | 62 x 79   | 204" x 251" |
| Master Bedroom             | 466 x 302 | 153" x 910" |
| Bed 2                      | 392 x 247 | 1210" x 81" |
| Bed 3                      | 392 x 247 | 1210" x 81" |
| Bed 4                      | 62 x 266  | 204" x 88"  |