



**21 Millburn Court Windsor Terrace, Perth  
PH2 0TJ**  
**Offers over £81,000**

# 21 Millburn Court Windsor Terrace, Perth, PH2 0TJ

Simple Approach are delighted to welcome this excellent opportunity for a mature buyer to purchase a bright and spacious retirement apartment within the ever popular Millburn Court development to the residential market. Millburn Court is set beside a stunning waterfall within Windsor Terrace in Craigie and could not be better placed for those seeking the benefits of a secure and peaceful location without compromising locality to nearby shops and access to bus routes towards further amenities found in Perth City Centre. This property is in move-in condition throughout. Comprising; a good-sized lounge with picture window overlooking the garden grounds to the rear, a self-contained galley kitchen decorated in neutral tones, a bathroom with accessible bath with shower over and a double bedroom with fitted wardrobes. There is further integrated storage in the hallway to make good use of and the development itself boasts amenities such as a communal laundry room, an accessible waste receptacle chute from each floor and a serviced elevator, along with residential car parking and a communal lounge space with guest facilities and on-hand management staff. Viewing is absolutely essential to appreciate the aforementioned benefits as well as to appreciate the overall space and excellent location on offer.

## Lounge

13'11" x 11'5" (4.26 x 3.50)

## Kitchen

7'4" x 5'7" (2.26 x 1.71)

## Bedroom

14'7" x 11'0" (4.46 x 3.37)

## Bathroom

7'2" x 5'5" (2.20 x 1.67)





- One Bedroom, Retirement Apartment With A BRAND NEW ROOF- 2024
- Within Reach To All Required Amenities
- 60+ Years of Age Residents Only
- Private Car Park Available
- Residential Car Parking
- Lift To All Floors
- Move In Condition Throughout
- Communal Laundry & Lounge Facilities



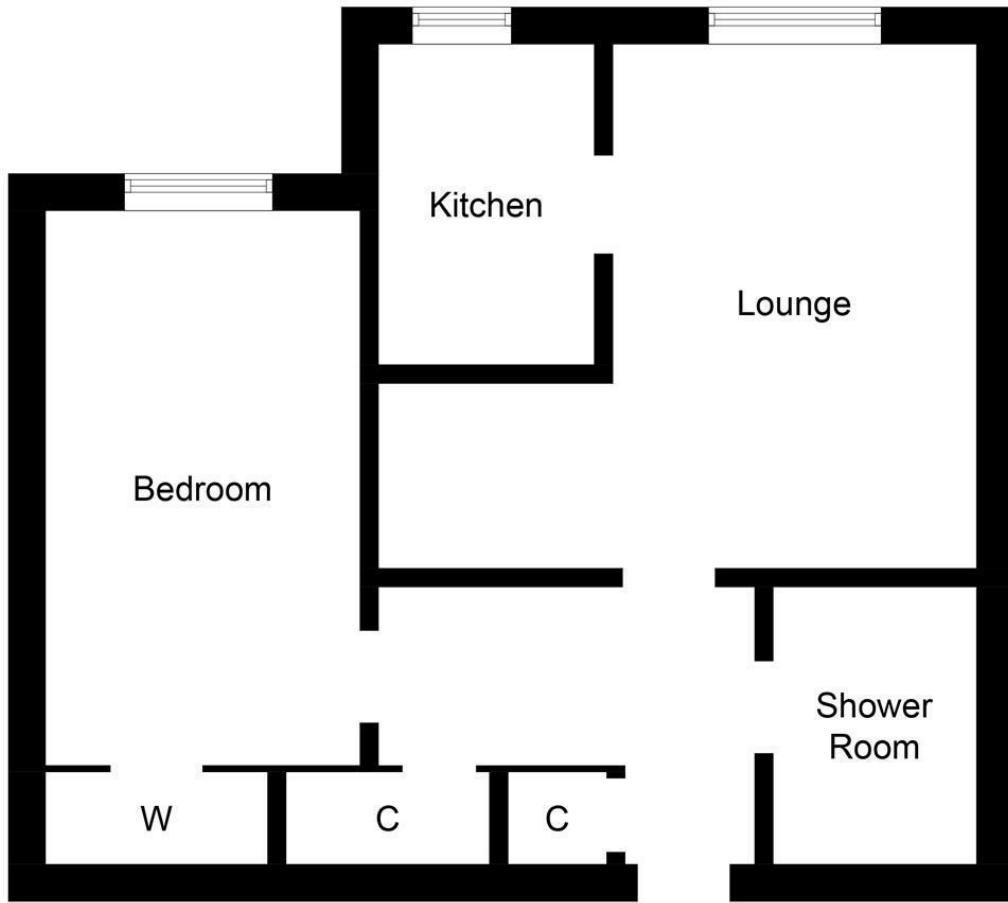
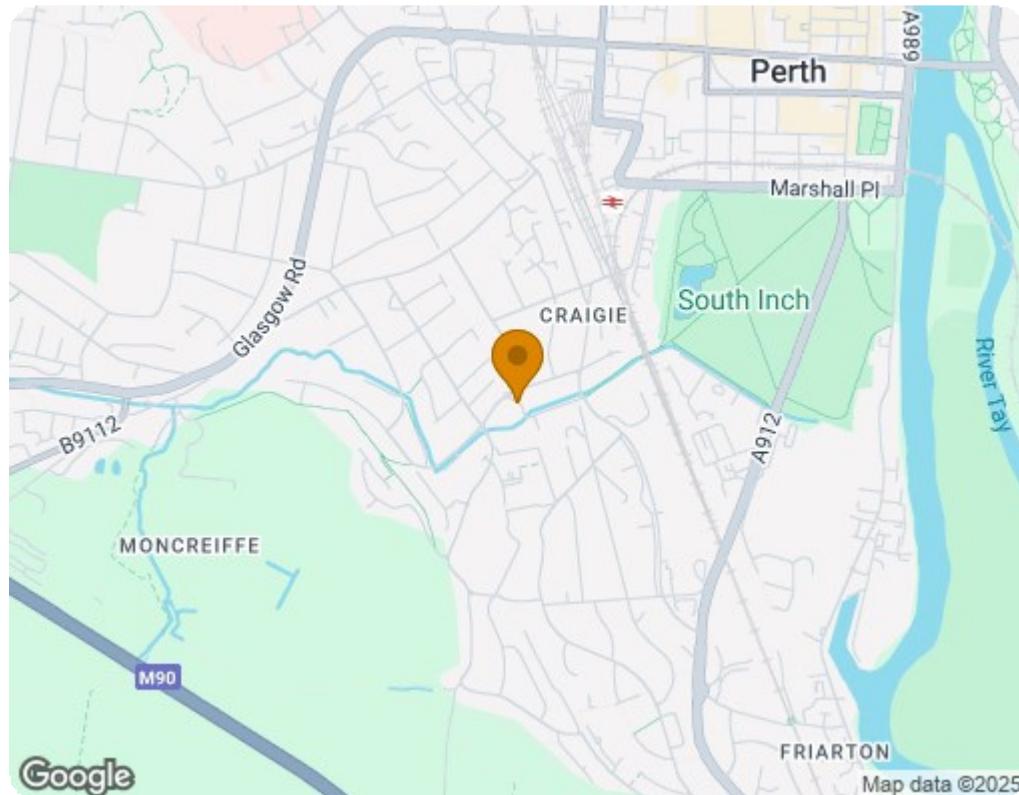


Illustration for identification purposes only, measurements are approximate,  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
Scotland		EU Directive 2002/91/EC	