

Simple Approach



Estate Agents



**41 Millburn Court Windsor Terrace, Perth  
PH2 0TJ**

**Offers over £77,950**

Simple Approach are delighted to welcome this excellent opportunity for a mature buyer to purchase a bright and spacious second floor 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, one double bedroom with built in storage, bathroom with shower over bath facility and a fitted kitchen with integrated hob and oven. This great property also benefits from well kept garden grounds to the rear and residents parking. 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 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

9'1" x 13'11" (2.79 x 4.26)

### Kitchen

5'7" x 8'7" (1.71 x 2.62)

### Bedroom

14'7" x 8'7" (4.46 x 2.64)

### Bathroom

5'5" x 6'3" (1.66 x 1.93)







- One Bedroom Retirement Apartment
- Beautifully Maintained, Shared Rear Garden With Waterfall To The Side
- Communal Guest Lounge with a Small Kitchen and Laundry Facilities On Site
- Safety Measures In All Rooms
- Electric Heating And Double Glazing
- Move-In Condition Throughout
- Residents Parking



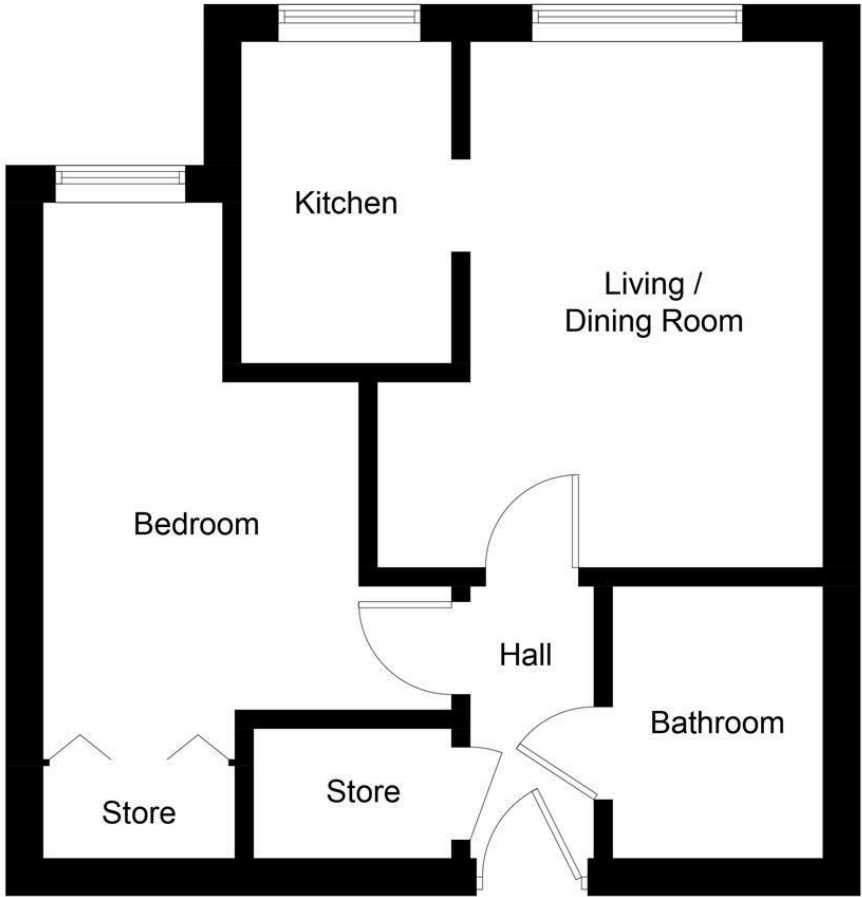
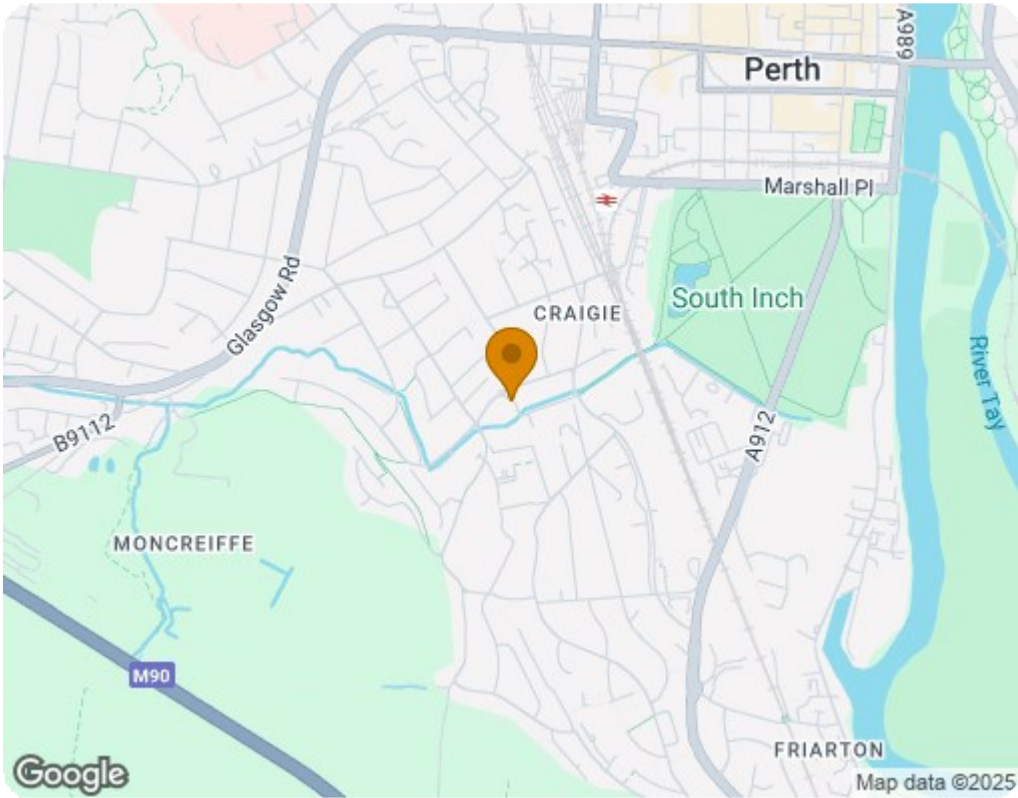


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1158816)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Scotland		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		73
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
Scotland		