



35 Millburn Court Windsor Terrace, Perth, PH2 0TJ
Offers over £110,000





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- Second floor retirement apartment
- Modern fitted kitchen
- Contemporary bathroom with walk-in shower
- Communal residents' lounge and gardens
- Private residents' parking
- Two well-sized double bedrooms
- Bright and spacious living room
- Built-in mirrored wardrobes in main bedroom
- Secure entry system
- Close to city centre and transport links

Positioned within the popular retirement development of Millburn Court, this bright and spacious two-bedroom second floor apartment offers comfortable and convenient living in the heart of Perth. With peaceful surroundings and a strong sense of community, the property is ideally suited to those seeking independent living with additional support features when needed. The property includes a well-proportioned lounge with a large window letting in lots of natural light, and a modern, stylish kitchen just off to the side. There are two double bedrooms, both with ample floor space, with the main bedroom benefitting from built-in mirrored wardrobes. The bathroom is fitted with a walk-in shower, hand basin, and WC.

Communal areas are exceptionally well maintained, including a residents' lounge and beautiful shared gardens, ideal for enjoying sunny afternoons. The property also benefits from private residents' parking and a secure entry system. Millburn Court is managed by First Port Scotland, offering peace of mind with a 24-hour emergency response system and an on-site house manager. Located close to Perth city centre, local amenities, shops, and transport links are all within easy reach.

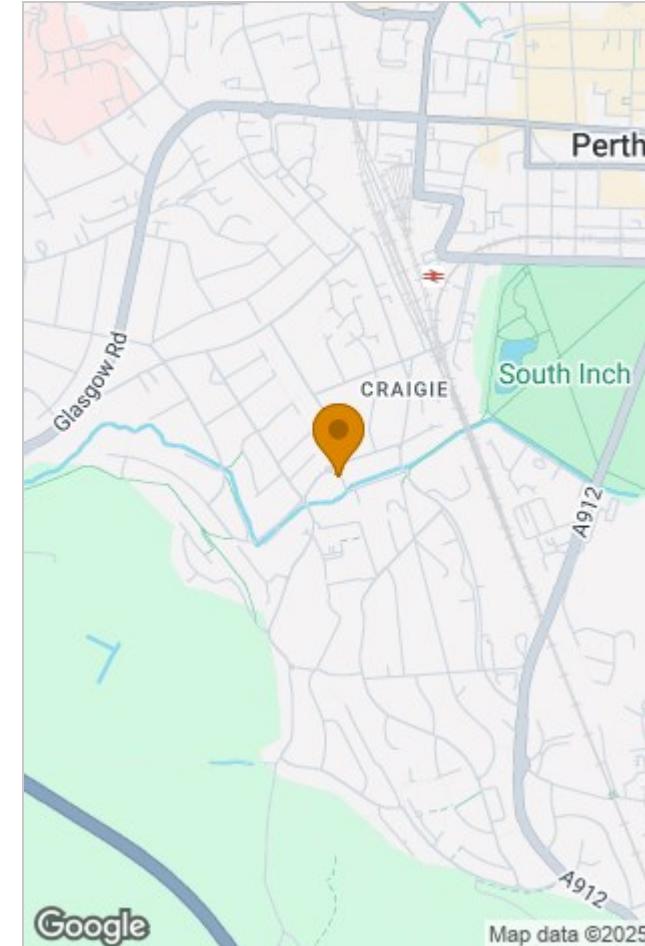
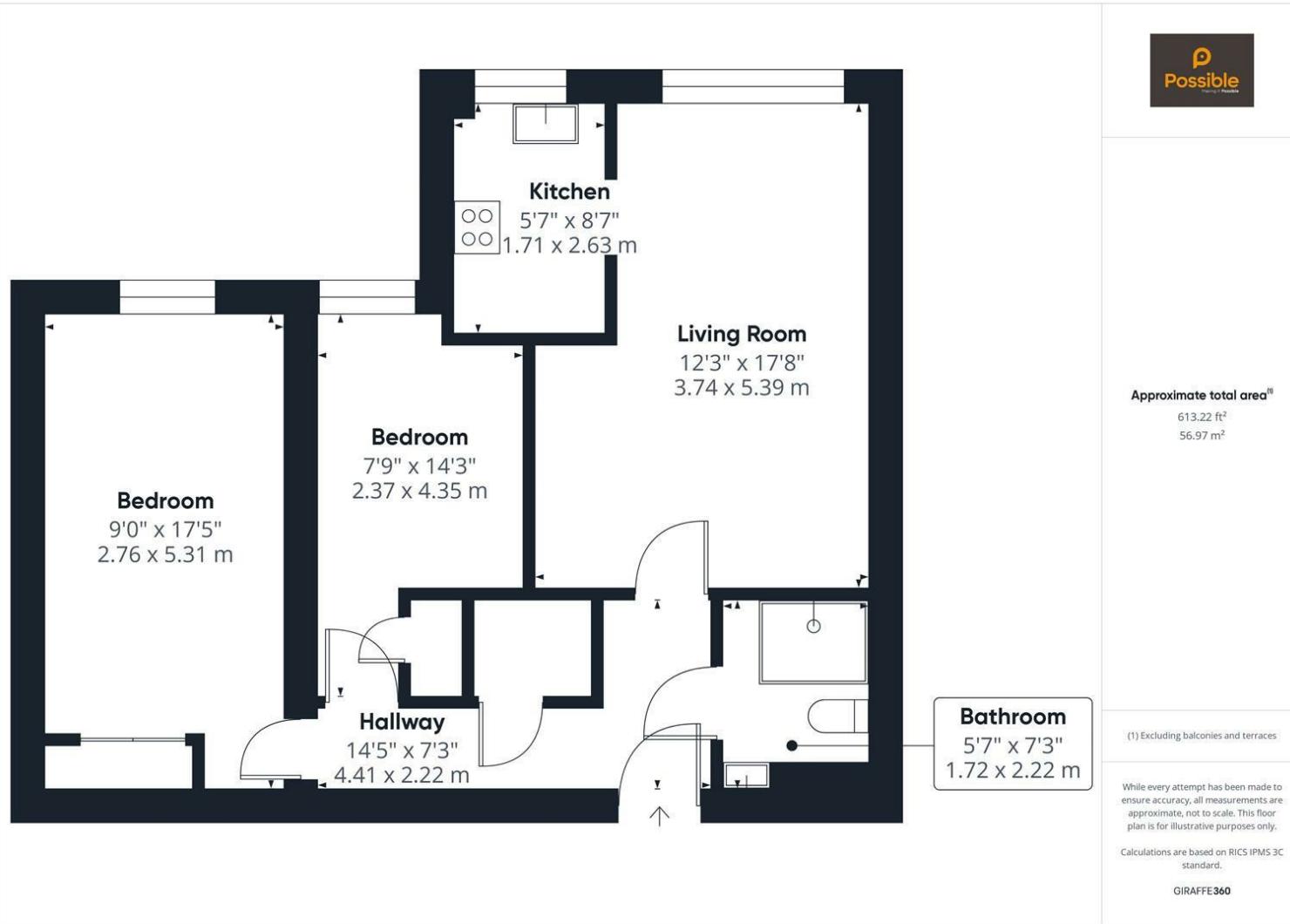




Location

Millburn Court is tucked away in a tranquil corner of Windsor Terrace, just a short stroll from Perth's vibrant city centre. Residents benefit from close proximity to a variety of local amenities including supermarkets, cafés, medical centres, and public transport. Perth itself offers a charming mix of historical landmarks, riverside walks, boutique shops, and excellent transport connections by rail and road. The area is also known for its strong sense of community, making it an appealing option for retirees. With both peaceful surroundings and access to everyday conveniences, Millburn Court offers the best of both worlds for those seeking comfort and connection.





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
		Current			Current
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		79			68
		79			68
Scotland			Scotland		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Viewing

Please contact our Perth Office on 01738 260 035
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.