



Millburn Court Windsor Terrace, Perth, PH2 0TJ  
Offers over £87,500



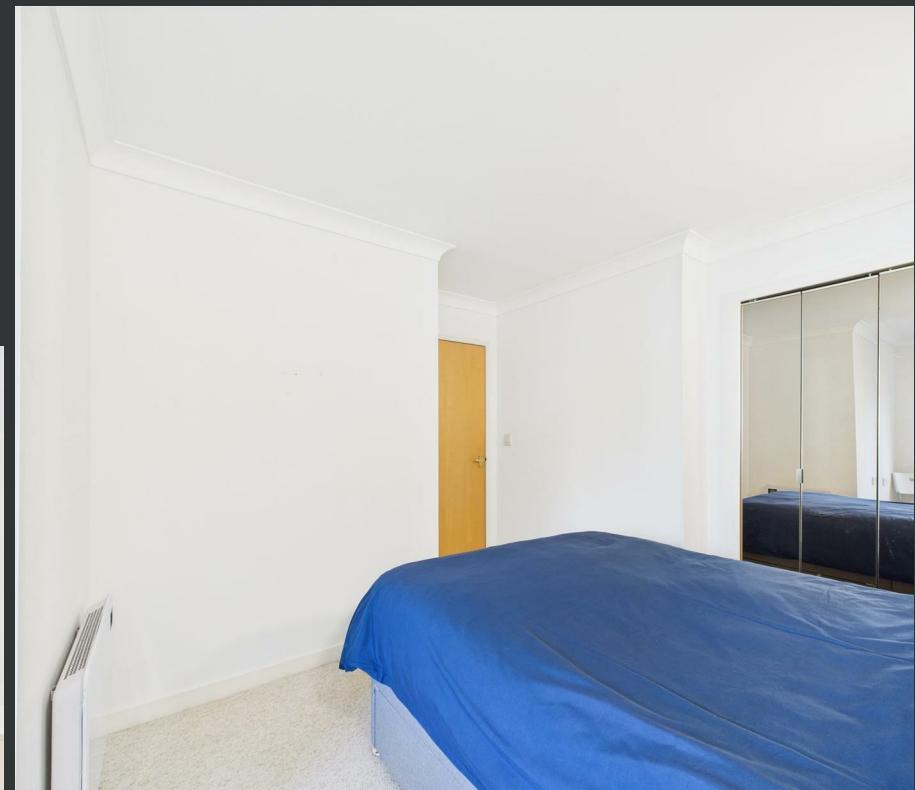


- Purpose-built retirement flat
- House manager and Careline system
- Newly-fitted kitchen
- Contemporary shower room
- Attractive communal gardens
- Upper-floor position with lift access
- Bright, spacious living room
- Generous double bedroom with storage
- Residents' lounge and laundry facilities
- Convenient Perth location

Flat 41 is a well-presented one-bedroom retirement flat located on the top floor within the highly regarded Millburn Court development in Perth. Designed specifically for comfortable and secure retirement living, the property benefits from lift access, a resident house manager and a 24-hour Careline emergency call system.

The accommodation is bright and well proportioned, beginning with a welcoming hallway that includes useful built-in storage. The spacious living room offers ample room for both lounge and dining furniture and enjoys excellent natural light, creating a pleasant and relaxing living space. The adjoining modern kitchen is fitted with contemporary units and integrated appliances, providing practicality without compromising on style. The double bedroom is generously sized and includes fitted wardrobes, offering excellent storage. A modern shower room completes the accommodation, finished with easy-access fittings designed for comfort and convenience. Millburn Court offers a range of communal facilities including an elegant residents' lounge, a laundry room and beautifully maintained communal gardens with seating areas, ideal for socialising or quiet enjoyment. Ample residents' parking is available, along with a secure entry system. Ideally suited to those seeking a low-maintenance home within a supportive and friendly community, Flat 41 provides peace of mind and a comfortable lifestyle close to Perth city centre. Viewing is highly recommended to fully appreciate the setting and facilities on offer.

Note for potential purchasers: Residents must be aged 60 years or over, unless in a couple, where at least one person is aged 60 years.

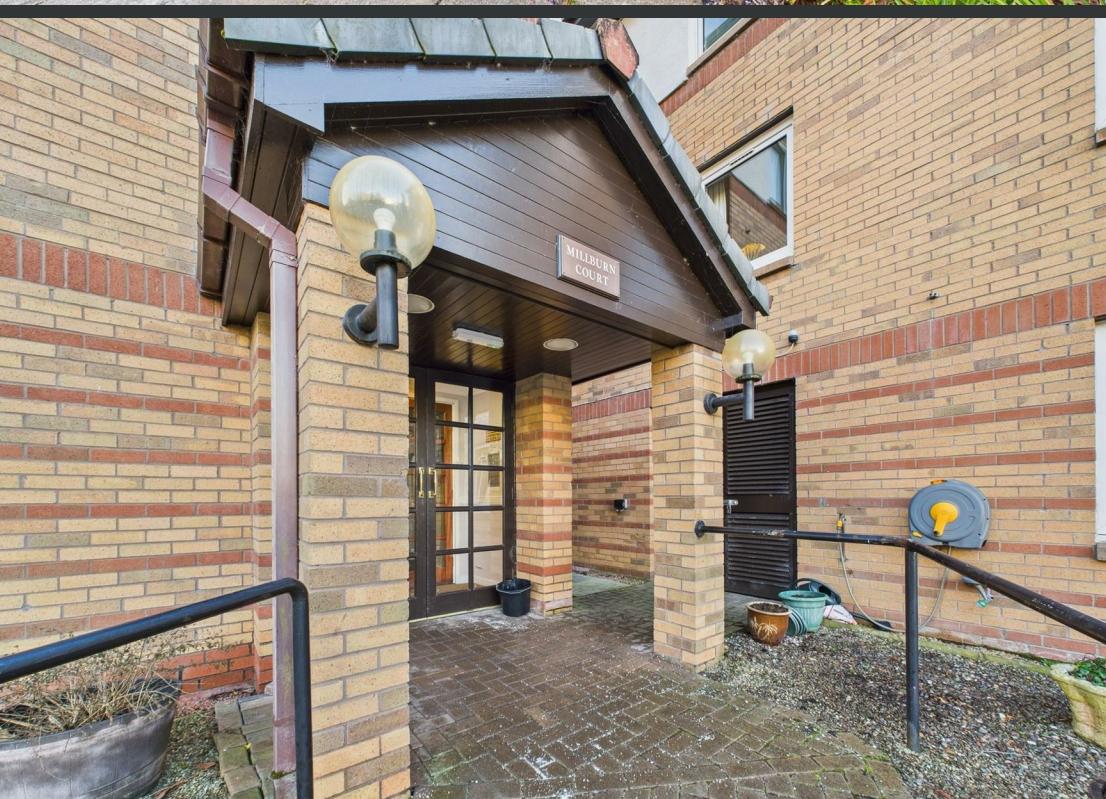


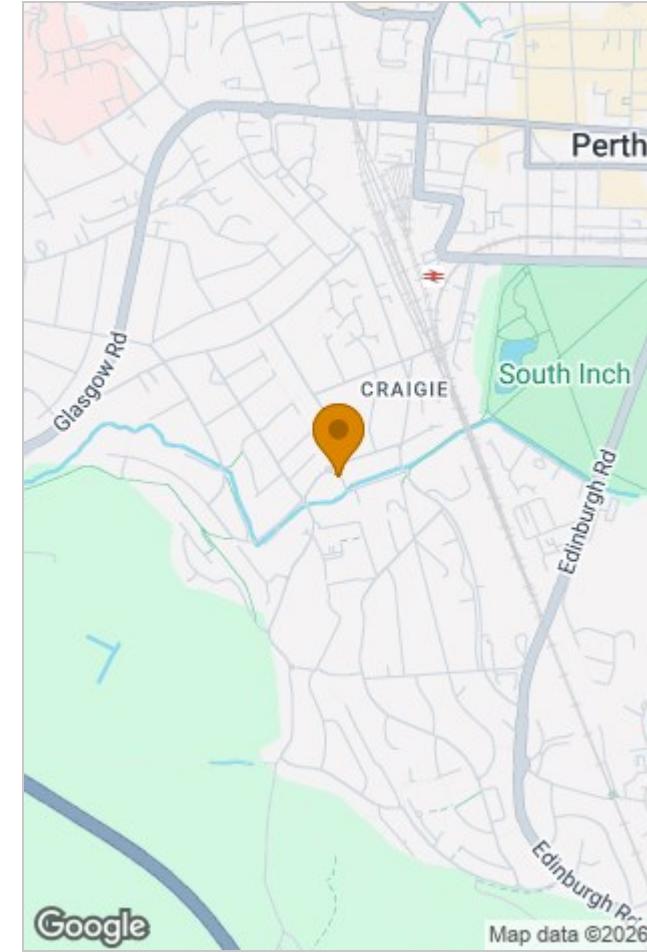
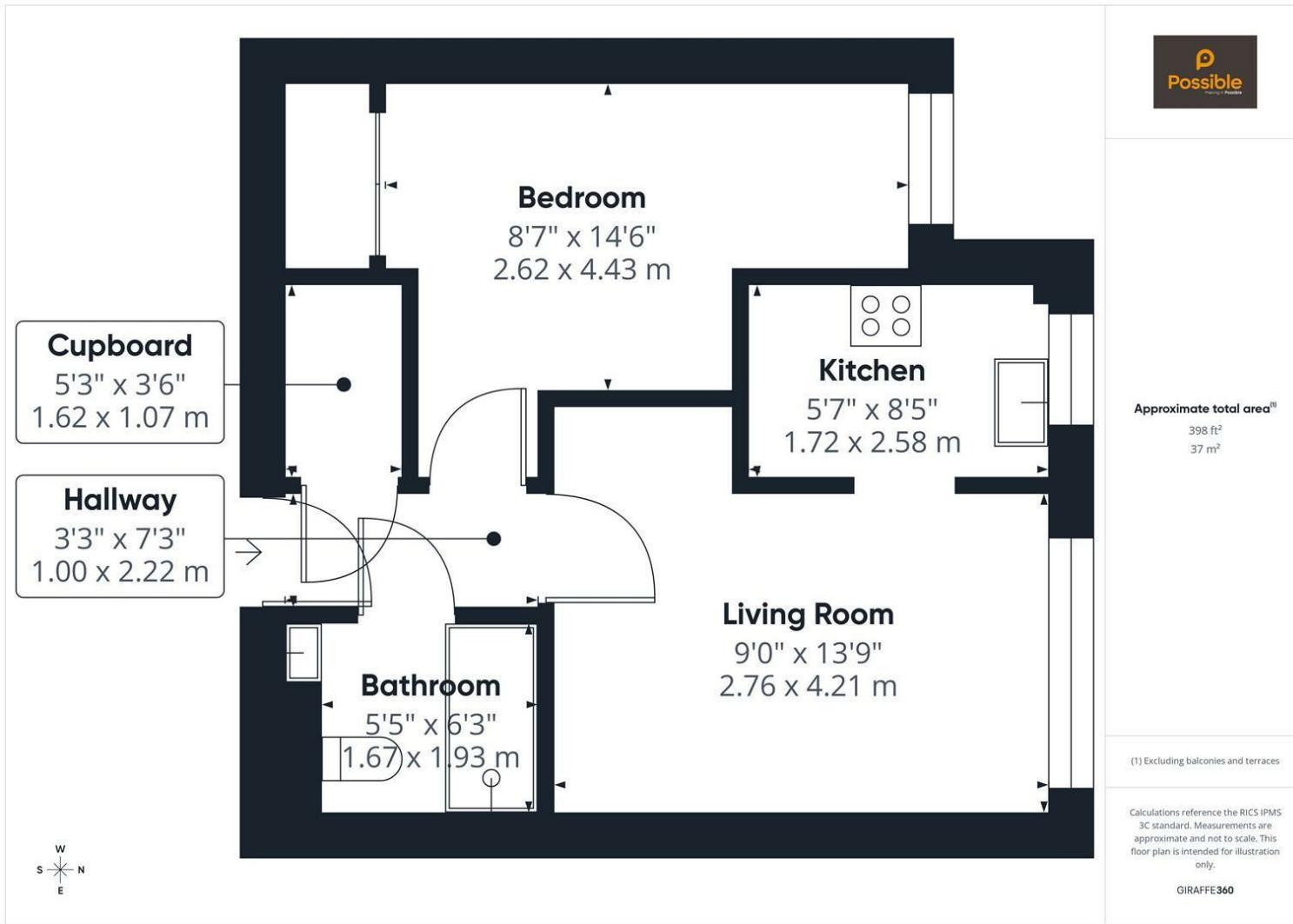


## Location

Millburn Court is located in a quiet and desirable area of Perth, ideally positioned for retirement living. The development is close to local shops, supermarkets, cafés and medical services, ensuring everyday convenience. Perth city centre is easily accessible, offering a wide range of amenities, leisure facilities and riverside walks along the Tay. Excellent public transport links, including nearby bus routes and Perth railway station, provide straightforward access to surrounding areas. The location combines peaceful surroundings with practicality, making it an excellent choice for comfortable and well-connected retirement living.







Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
		Current	Potential		
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
Scotland		EU Directive 2002/91/EC		Scotland	

## 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.

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