

Simple Approach



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

**Offers over £83,000**



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
- Private Car Park Available
- Move In Condition Throughout
- Within Reach To All Required Amenities
- Residential Car Parking
- Communal Laundry & Lounge Facilities
- 60+ Years of Age Residents Only



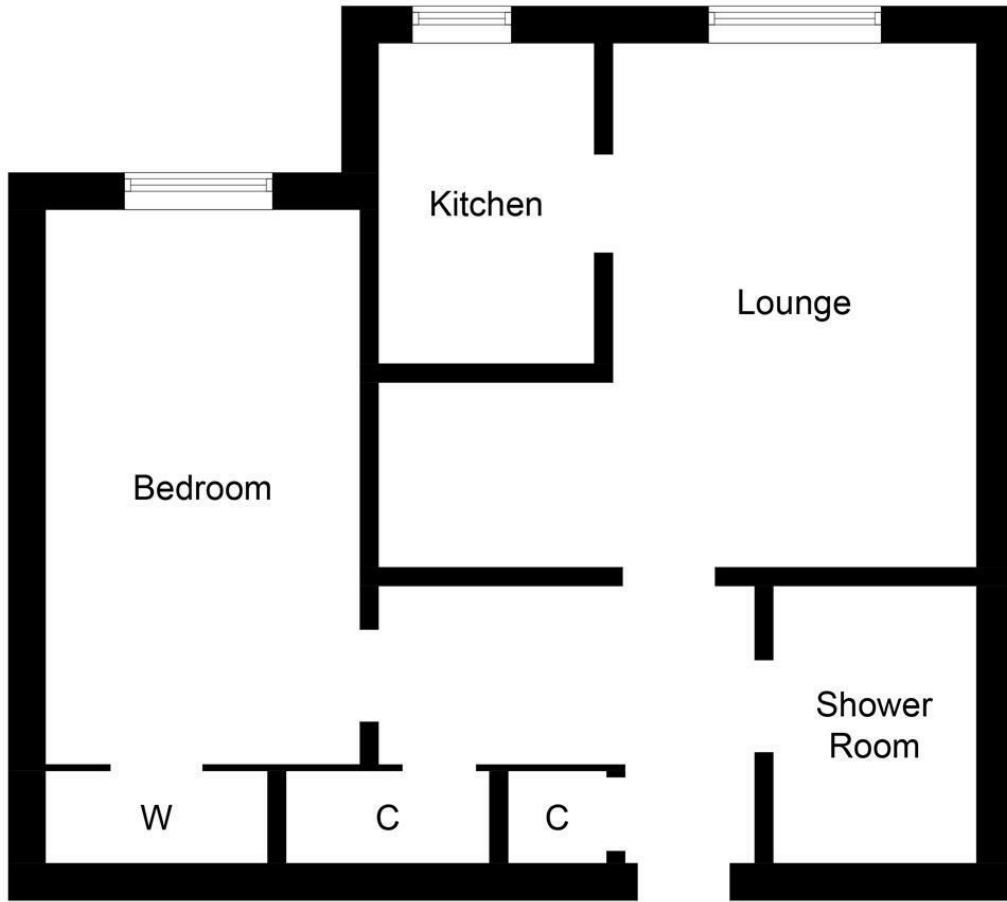
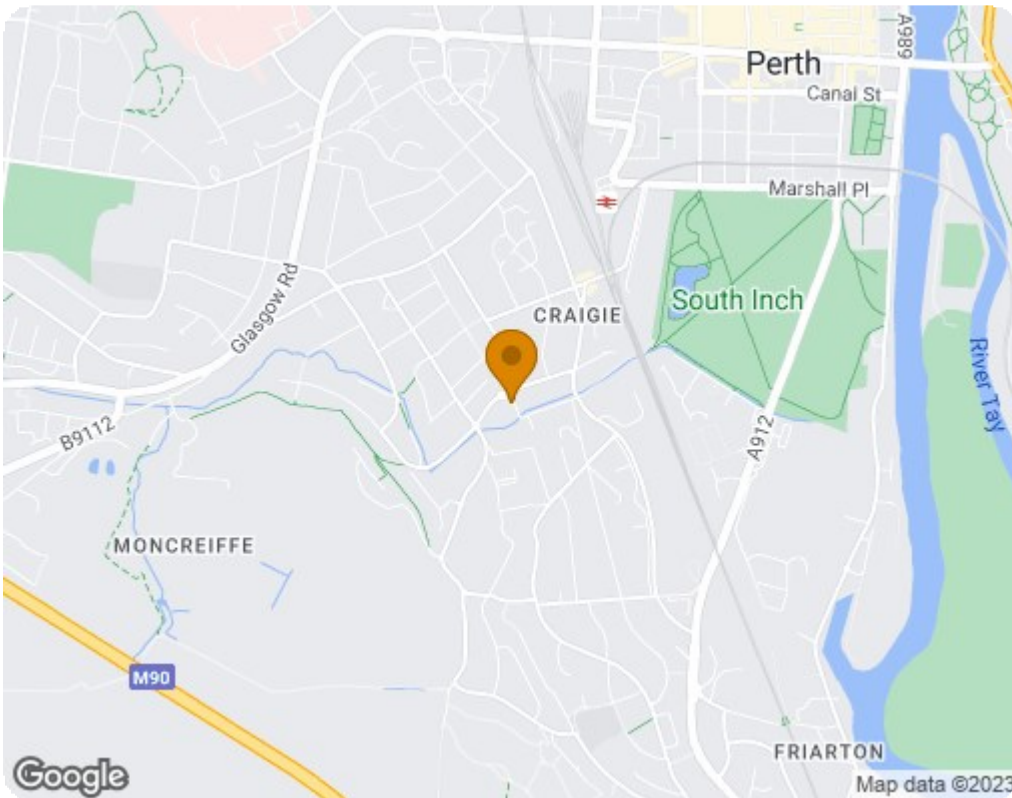


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID955605)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>	<b>78</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		<b>79</b>
(81-91) <b>B</b>	<b>74</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
Scotland		