

Simple Approach



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

Offers over £82,950

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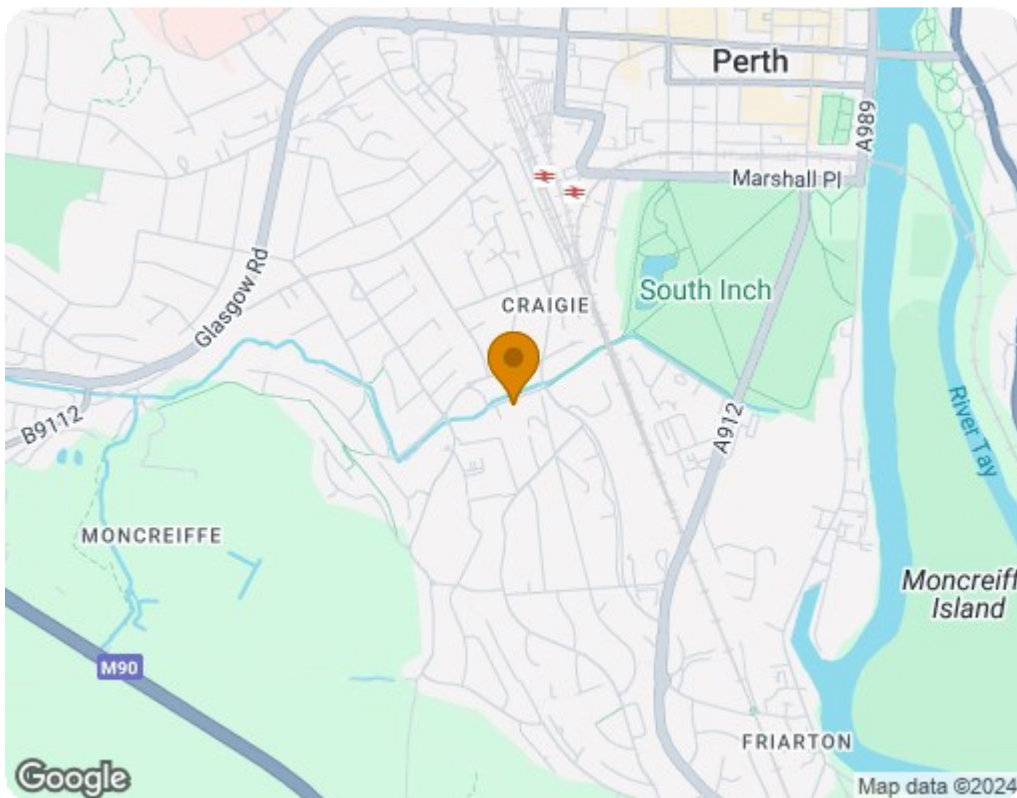
Simple Approach are delighted to welcome this excellent opportunity for a mature buyer to purchase a bright and spacious ground floor apartment within the ever popular Millburn Court development to the residential market. Millburn Court is set beside a stunning waterfall within Windsor Terrace in Craigie 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 with picture window, a self-contained galley kitchen decorated in neutral tones, a shower room with walk-in shower and white suite and one double bedrooms with fitted wardrobe. 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.






- One Bedroom, Ground Floor Apartment With A BRAND NEW ROOF- 2024
- Private Residential Parking
- Secure Entry
- Electric Central Heating And Double Glazing
- Close To All Local Amenities
- Lift To All Floors
- Communal Lounge and Laundry Facility
- Retirement Apartment





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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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