

Simple Approach



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

**Offers over £127,950**

Simple Approach are delighted to bring to the market this rarely available and generously proportioned first-floor, two bedroom retirement apartment within the highly sought-after Millburn Court development in Craigie. Designed exclusively for those aged 60 and over, this fantastic home offers secure, peaceful living in a beautifully maintained setting beside a picturesque waterfall on Windsor Terrace. Ideally positioned, Millburn Court provides the perfect balance of tranquillity and convenience, with nearby shops and excellent bus links offering easy access to Perth City Centre and its wide range of amenities.

The property itself is bright, spacious and well presented throughout. Accommodation comprises a welcoming lounge with dual-aspect windows and a Juliet balcony with double glass doors, allowing for plenty of natural light and lovely south-west facing views over the landscaped garden grounds. There is a fitted kitchen with integrated appliances, two generous double bedrooms with built-in storage, and a large shower room complete with a walk-in shower, grab rails and space for a shower seat. A particularly useful walk-in shelved storage cupboard is accessed from the hallway.

Millburn Court is a well-managed development offering excellent facilities for residents, including a serviced lift to all floors, communal laundry room, refuse chute on each level, a welcoming residents' lounge, guest facilities, and an on-site development manager available Monday to Friday mornings. Residents' parking and beautifully maintained garden grounds further enhance this wonderful home.

Early viewing is highly recommended to fully appreciate the space, setting and lifestyle on offer within this desirable retirement development.

### Lounge

17'4" x 9'11" (5.30 x 3.03 )

### Kitchen

7'4" x 6'10" (2.26 x 2.10 )

### Shower Room

6'10" x 5'4" (2.09 x 1.63 )

### Bedroom One

8'7" x 14'2" (2.64 x 4.33 )

### Bedroom Two

8'4" x 14'3" (2.56 x 4.35 )

### Storage Cupboard

2'11" x 4'11" (0.90 x 1.50 )

### Hallway

2'11" x 19'11" (0.90 x 6.09 )



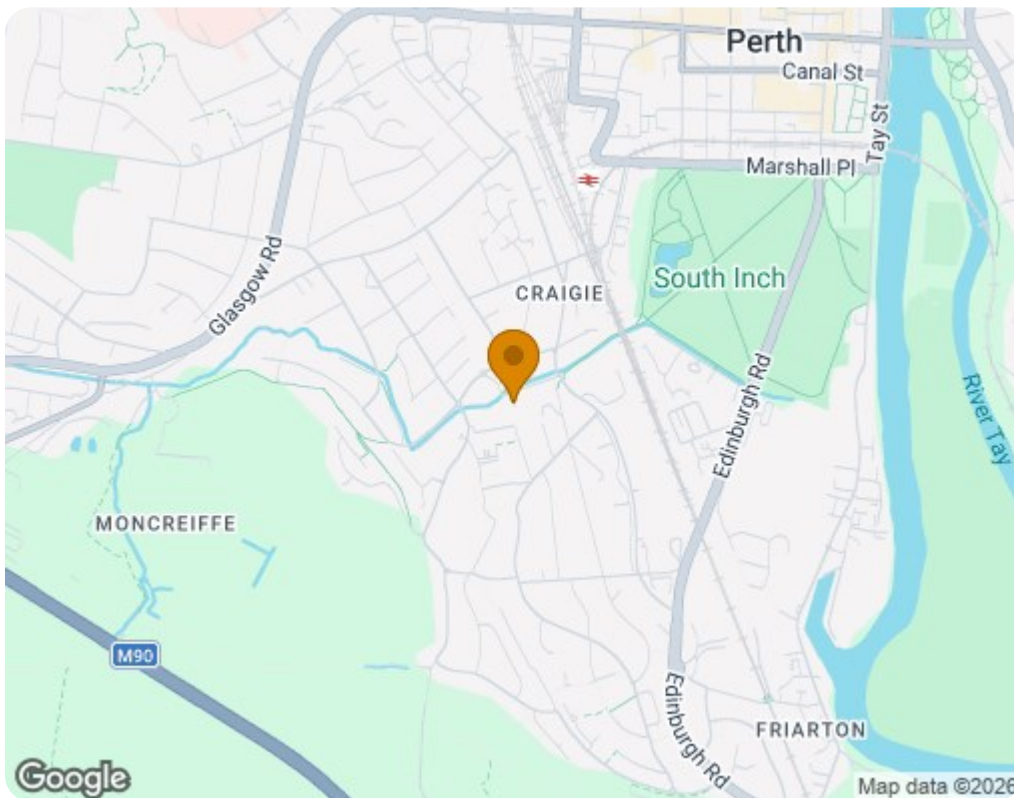


- Rarely available two double bedroom, first floor retirement apartment (60+ development)
- Large walk-in shower with grab rails and space for a shower seat
- Communal lounge, laundry room and refuse chute on each floor
- Bright lounge with dual-aspect windows and Juliet balcony
- Walk-in shelved storage cupboard, Aeroflow electric radiators and double glazing
- Guest suite available within the development
- South-west facing outlook over well-kept garden grounds
- Lift access to all floors
- On-site development manager (Monday–Friday mornings)





Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1275894)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	80
(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		
<b>Scotland</b>	EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>	93	94
(81-91) <b>B</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		
<b>Scotland</b>	EU Directive 2002/91/EC	