

Simple Approach



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

**Offers over £107,000**



Simple Approach are delighted to welcome this excellent opportunity for a mature buyer to purchase a bright and spacious top 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 good throughout. Comprising; a bright, good-sized lounge, two good sized bedrooms with built in storage, large shower room and kitchen with integrated appliances. This great property also benefits from well kept garden grounds to the rear, stunning views and residents parking. 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 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.

**Kitchen**

6'8" x 7'4" (2.05 x 2.25)

**Livingroom**

16'10" x 11'5" (5.15 x 3.50)

**Bathroom**

6'11" x 5'8" (2.12 x 1.74)

**Bedroom 1**

8'2" x 13'6" (2.49 x 4.13)

**Bedroom 2**

14'5" x 8'10" (4.41 x 2.70)

**Location**

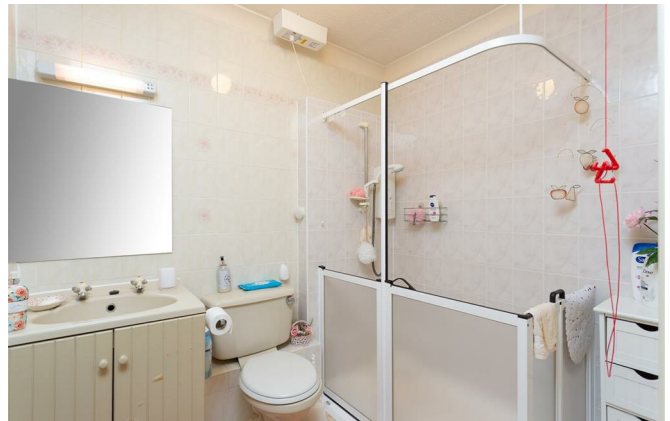
Access to this site is easy- Distances: Bus Stop 250 yards; Shop 0.5 mile; Post Office 0.5 mile; Town Centre 2 mile; GP Doctors Surgery 1 mile.

Craigie is a popular residential area within Perth, sought-after for its close proximity to the City Centre as well as other nearby amenities such as shops, restaurants, salons and Perth leisure pool just a short walk away. For the commuter, Perth Bus & Train Stations are both just five minutes walk away from this property's doorstep for quick links into Dundee, Edinburgh and Glasgow.






- Retirement Apartments, 60+ Years
- Two Double Bedrooms With Fitted Storage
- Top Floor With Great Views
- Communal Lounge And Elevator
- Close To All Local Amenities
- Private Residents Parking





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>	73	78
(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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	67	67
(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 