

Simple Approach



42 Millburn Court Windsor Terrace, Perth
Perthshire PH2 0TJ

Offers over £72,000

Simple Approach are delighted to welcome this excellent opportunity for a mature buyer to purchase a bright and spacious second 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 but would benefit from some upgrading, creating the ideal investment opportunity for a purchaser looking to put their own stamp on their new home. Comprising; a good-sized lounge with picture window overlooking the stunning waterfall and garden grounds to the rear, a self-contained galley kitchen decorated in neutral tones, a shower room with walk-in shower and white suite 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" (4.26m x 3.50m)

Kitchen

8'7" x 5'7" (2.62m x 1.71m)

Bedroom

14'7" x 11'0" (4.46m x 3.37m)

Shower Room

7'2" x 5'5" (2.20m x 1.67m)

External

Externally this development boasts a private residential car park and garden grounds maintained by a gardener which is included in the affordable annual maintenance rate.

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.

Serviced Apartments

This retirement housing complex boasts 44 flats within the building, varying between one and two

bedrooms. Built in 1992, McCarthy & Stone constructed this development to include mobility and wheelchair standard properties, with the added benefit of a serviced elevator, a communal ground floor lounge, communal laundry facilities with three washing machine and four tumble dryers, as well as additional guest facilities and a maintained garden surrounding the complex. There are resident management staff and a Careline alarm service installed throughout the development.

Weekly Social Activities include: variety entertainment, seasonal parties organised by a social committee. New residents accepted from 60 years of age upwards.





- Second Floor Apartment with Elevator Access
- 60+ Years of Age Residents Only
- Double Bedroom with Fitted Wardrobes
- Communal Laundry & Lounge Facilities
- Sought-After Residential Development
- Private Car Park Available





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	62	
(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		72
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC	