

Simple Approach



**31 Milne Court, Perth
Perthshire PH1 5QF**

Offers over £83,000

Simple Approach are excited to welcome this very spacious and tastefully decorated upper floor flat on Milne Court to the residential market. Set on the outskirts of the City Centre of Perth this property is ideally placed to take advantage of all amenities found on the High Street without compromising the benefits of a secure and peaceful development which is elevated from the road below. Having been very well cared for in recent years, this property has been tastefully decorated in neutral tones throughout and comprises a bright and welcoming lounge with a PVC patio door out to a private balcony, a good-sized kitchen with ample space for dining with an integrated oven, cooker and washing machine, two double bedrooms with integrated wardrobes and a modern bathroom with a double shower unit and high quality tiling surrounding. This property is the ideal purchase for any mature buyer or investor, with excellent features on offer such as an elevator, a sophisticated and secure entry system, a communal store area on the ground floor and very well maintained communal spaces to name just a few. Internally this property boasts recently fitted PVC double glazing throughout and also benefits from a communal gas central heating system, with a waste disposal unit integrated into the building for easy and modern living. There is free parking permit available with this property. Viewing is absolutely essential to appreciate the full package on offer, with particular note to the stunning views across Perth and the overall spacious accommodation across one accessible floor.

17'3" x 3'10" (5.26 x 1.19)

Livingroom

14'6" x 13'6" (4.44 x 4.12)

Kitchen

11'9" x 8'9" (3.59 x 2.69)

Bedroom

9'6" x 12'2" (2.90 x 3.73)

Bedroom

9'7" x 12'2" (2.93 x 3.71)

Bathroom

6'7" x 7'5" (2.01 x 2.27)

Storage Cupboard

4'4" x 8'9" (1.34 x 2.69)

External

Externally this block benefits from a residential car park which is secured by a padlocked chain only available to residents of Milne Court. Ample, low cost on street parking is also available in the immediate surrounding area although is not allocated to the property itself. This property like all within Milne Street enjoys its very own private balcony which offers stunning elevated views across rooftops and towards Perthshire hills in the distance, views not commonly found in today's market.

Location

This property benefits from being within minutes of all High Street shopping with Perth Bus & Train Station situated just minutes away, ideal for the commuter. There is easy access to the motorway networks in every direction from the centre of Perth leading to the larger cities of Dundee, Stirling, Edinburgh and Glasgow.

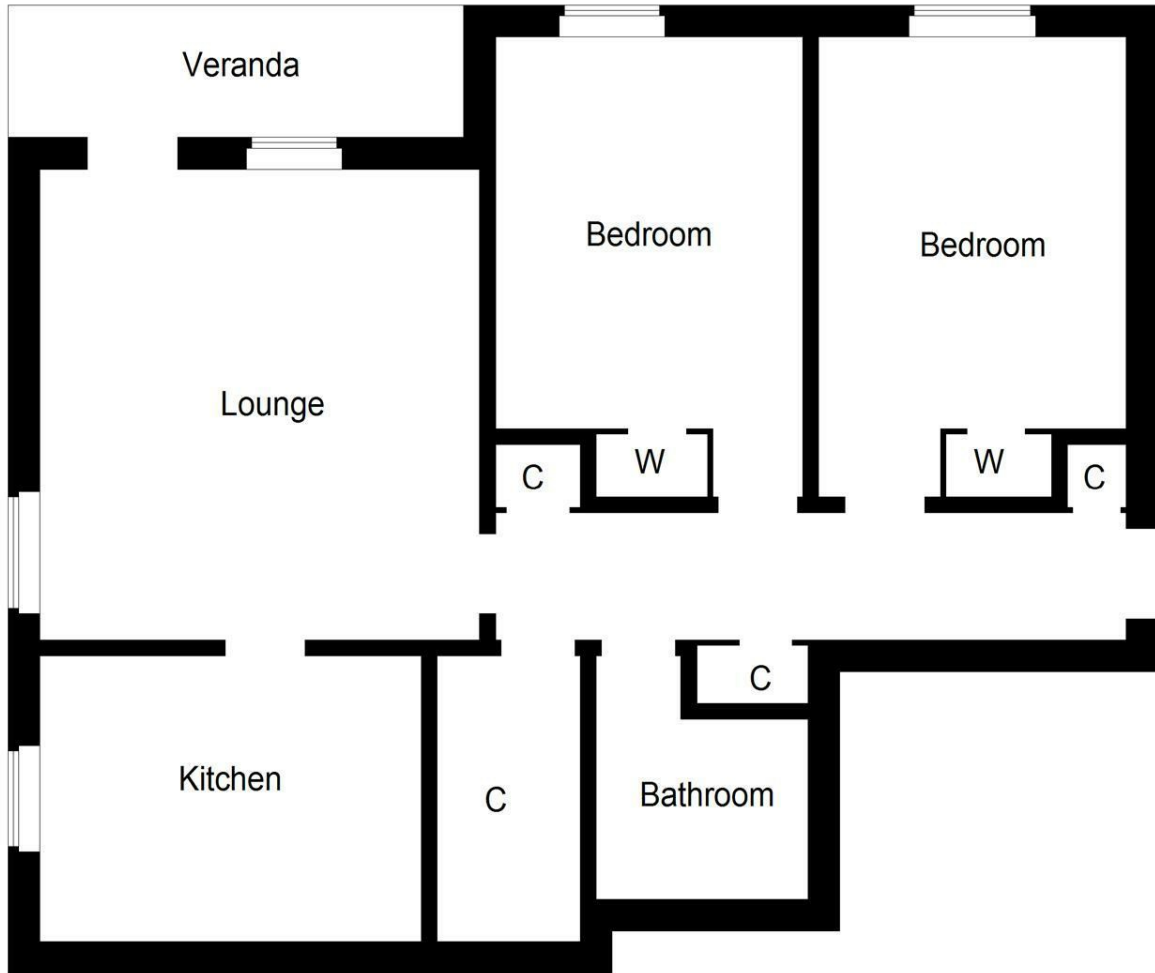
Perth City Centre offers a wide range of nearby amenities such as a variety of shops, restaurants, bars and leisure facilities to name just a few, making this property the perfect purchase for those looking to be on the outskirts of a vibrant centre without compromising the benefits of a peaceful upper floor flat.





- Bright and Spacious Upper Flat
- Residential car Parking - secure
- Elevator in Building
- Communal Gas Central Heating
- Secure Entry System
- Private Balcony - Stunning views





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	54	56
(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	58	60
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		