

Simple Approach



43 Millburn Court Windsor Terrace, Perth
Perthshire PH2 0TJ

Offers over £104,950

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. 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 two double bedrooms 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

16'11" x 9'8" (5.17 x 2.97)

Kitchen

6'6" x 7'0" (1.99 x 2.15)

Master Bedroom

8'5" x 13'11" (2.57 x 4.25)

Bedroom 2

8'0" x 12'0" (2.45 x 3.67)

Bathroom

6'5" x 4'11" (1.96 x 1.50)

Entrance Hallway

19'3" x 2'7" (5.88 x 0.79)

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.





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





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		