



**Premier  
Properties**  
Perth



## 25 Millburn Court Windsor Terrace, Perth, PH2 0TJ Offers Over £80,000



Millburn Court is made up of 45 individual apartments, providing a warm environment for semi retired/retired persons. Local amenities are within close proximity including local shops, takeaways and bar. New residents accepted from 60 years of age.

Accommodation comprises; Entrance hallway, bright lounge/dining area offering pleasant views, kitchen, shower room and bedroom.

Heating is provided via Electric Heating and wall fire, the property is Double Glazed throughout.

The property is surrounded by well maintained communal garden grounds, and offer residents an outside space for relaxing and social activities. There is also on site parking for residents, as well as visitor spaces available.

- Cosy 1-bedroom flat
- Spacious reception room
- Close to local amenities
- Easy access to transport
- Ideal for singles or couples
- Quiet residential area
- Viewing highly recommended

\*\* There is a monthly factoring fee associated with this property \*\*





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



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