



**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 ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC		Scotland	EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.