



**14 Millburn Court,
Windsor Terrace,
Perth, PH2 0TJ
Offers Over - £79,995**



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Well presented, one bedroom, ground floor apartment with private access to patio area, pull cord assistance, secure entry system, within Millburn Court Retirement Complex which offers 24-hour emergency contact and onsite facilities including residents lounge with social activities and day trips, laundry room with a selection of washing machines/dryers, on site service manager and lift access to all floors. Residents parking and visitors parking.



Accommodation

Lounge/Dining Room – 4.27m x 3.50m (approx)

Lovely, naturally bright public room with private door to garden grounds. Marble effect fireplace with electric fire. Space for living and dining furniture. Archway leading to;



Kitchen – 2.60m x 1.68m (approx)

Modern white high gloss wall and base units, splashback and marble effect work surfaces, electric oven and ceramic hob, wood effect laminate flooring.

Bathroom – 1.90m x 1.70m (approx)

Spacious three piece suite consisting of WC, basin with vanity unit, bath with raised seat, electric shower and curtain rail. Carpeted.

Linen Room – 1.58m x 1.09m (approx)

Convenient walk- in store housing water tank, great storage space. Carpeted.

Bedroom –

Great sized double bedroom, ample space for free standing furniture, built in mirrored wardrobes. Carpeted.



Extras – As a Retirement Complex Millburn Court is for over 60's with a factoring cost of roughly £1000 per 6 months. All apartments also have access to the visitors guest suite.

Burdens –

EPC – C Council Tax Band – C

Note: While Neil Whittet Solicitors make every effort to ensure all particulars are correct and given in good faith any intending purchasers should satisfy themselves by inspection or to the correctness of each of them.



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