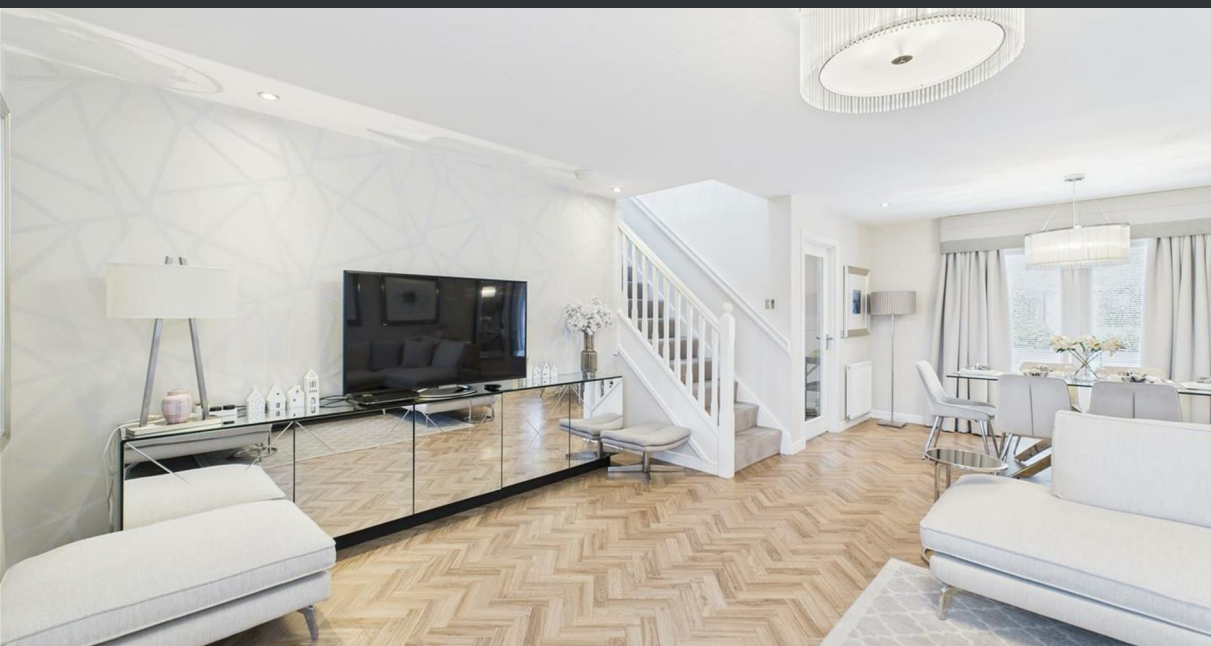




6 Mailer Way, Perth, PH2 0GE
Offers over £305,000

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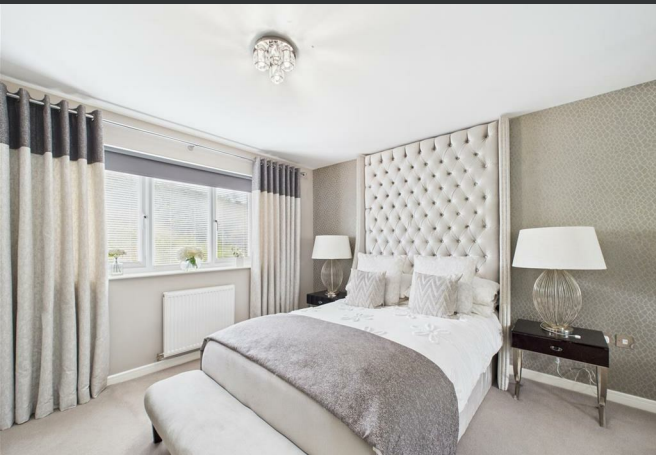
6 Mailer Way Perth, PH2 0GE

- Stunning three-bedroom home
- Dining area with French doors to garden
- Principal bedroom with en-suite
- Driveway and garage
- Garden room ideal as office, gym, or studio
- Spacious lounge with herringbone flooring
- Modern fitted kitchen with integrated appliances
- Stylish family bathroom plus ground floor WC
- Beautifully landscaped rear garden
- Sought-after location in a modern development

Set within a sought-after modern development, 6 Mailer Way presents an immaculate three-bedroom detached home offering stylish interiors and well-balanced living space. The property opens with a welcoming hallway leading into a spacious lounge, finished with elegant décor and herringbone flooring, flowing seamlessly into a bright dining area with French doors opening to the garden. The contemporary kitchen is well-equipped with sleek units, quality appliances, and excellent storage, complemented by a useful WC.

Upstairs, the property boasts three well-proportioned bedrooms, including a beautifully presented principal suite with fitted wardrobes and a private en-suite. The further bedrooms are versatile, ideal for family, guests, or home working, served by a stylish family bathroom. Externally, the front features a monoblock driveway providing off-street parking alongside a garage which has an EV charging point at the side. To the rear, the enclosed south-west facing garden offers a fantastic mix of landscaped lawn, patio, and a modern garden room, perfect as a studio, gym, or home office. This outdoor space provides an excellent setting for entertaining or relaxing. This is a turn-key property, blending contemporary comfort with practical family living, located in one of Perth's most desirable residential areas.

Offers over £305,000

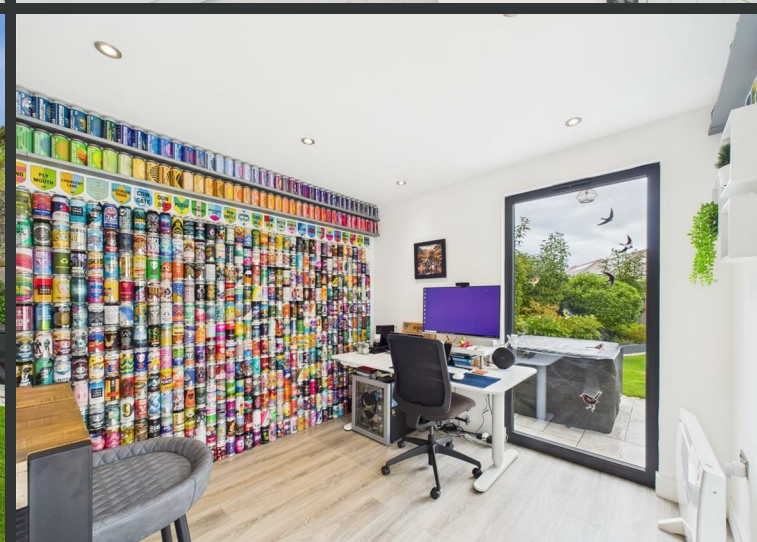




Location

Mailer Way sits within a popular modern development on the southern edge of Perth, offering a blend of suburban comfort and excellent connectivity. Local amenities, including shops, schools, and leisure facilities, are close by, with Perth city centre just a short drive away providing a wider selection of retail, dining, and cultural attractions. The property enjoys easy access to the A9 and M90, ideal for commuting to Edinburgh, Dundee, or Stirling. Nearby walks along the River Tay and open green spaces enhance the lifestyle appeal, making this an excellent location for families and professionals seeking convenience with a community feel.







Ground floor



Floor 1



Approximate total area⁽¹⁾

1144 ft²
106.6 m²

Reduced headroom

5 ft²
0.5 m²

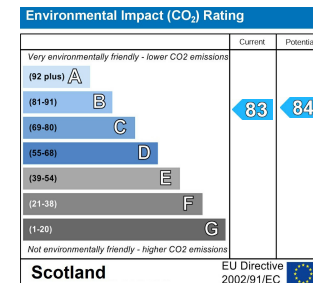
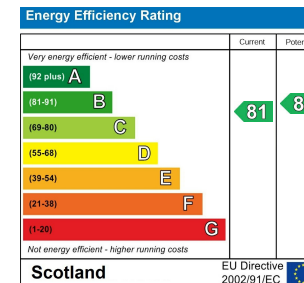
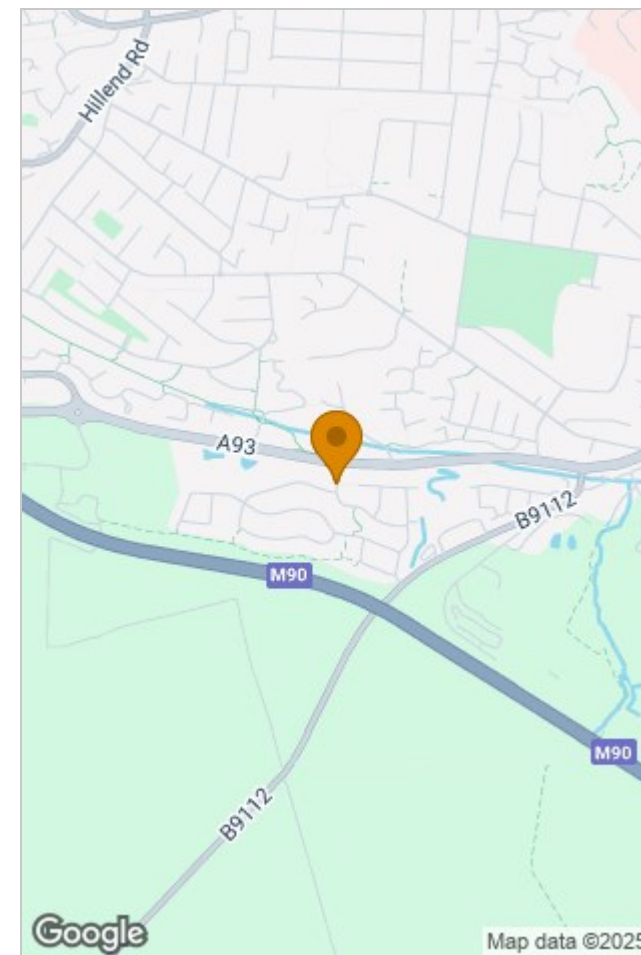
(1) Excluding balconies and terraces.

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Viewing

Please contact our Perth Office on 01738 260 035

if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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