



5 Mailer Way, Perth, PH2 0GE
Offers over £350,000

 4  2  1  B



5 Mailer Way Perth, PH2 0GE

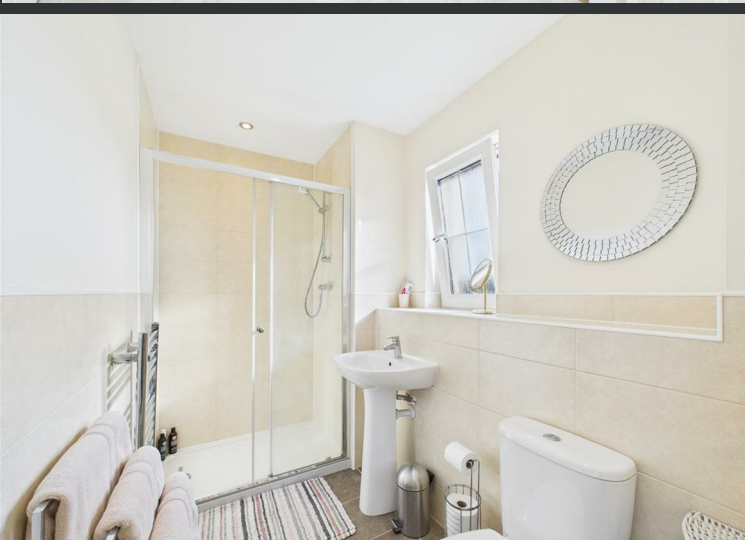
- Attractive four-bedroom detached family home
- Modern open-plan kitchen/dining room
- Separate utility room and ground-floor WC
- Three further double bedrooms
- Large driveway and integral garage
- Spacious lounge with neutral décor
- Integrated appliances and generous storage
- Principal bedroom with en-suite shower room
- Stylish family bathroom
- Enclosed rear garden with patio and lawn

5 Mailer Way is a beautifully presented four-bedroom detached family home, set within a sought-after residential development on the southern edge of Perth. Offering generous living space, a modern layout, and private gardens, this property is ideal for families looking for both comfort and convenience.

The welcoming hallway leads into a bright and spacious lounge, designed in a neutral style and filled with natural light from a large front-facing window. To the rear, the impressive open-plan kitchen and dining room is the heart of the home, featuring sleek cabinetry, integrated appliances, and ample workspace. French doors open directly to the rear garden, creating a seamless indoor-outdoor flow perfect for entertaining. A practical utility room and ground-floor WC complete this level. Upstairs, the principal bedroom enjoys excellent proportions, fitted storage, and a stylish en-suite shower room. Three further double bedrooms, all well-presented, provide flexible space for family, guests, or a home office. A modern family bathroom with contemporary fittings serves these rooms. Externally, the property boasts a wide driveway leading to an integral garage, offering plenty of parking. The fully enclosed rear garden is laid mainly to lawn with patio seating areas, creating a safe and private outdoor space for children and pets. This modern home combines practical family living with stylish finishes in a highly desirable setting, ready to move into and enjoy.

Offers over £350,000

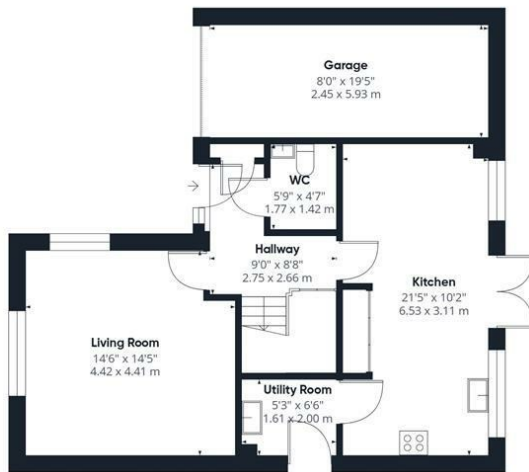




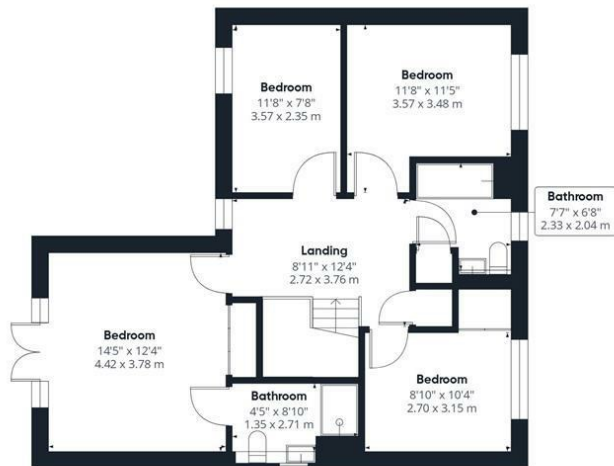
Location

Mailer Way lies within a popular modern development on the southern edge of Perth, offering easy access to local amenities, schools, and transport links. Perth city centre is just a short drive away, providing a wide choice of shops, restaurants, leisure facilities, and cultural attractions. For families, well-regarded primary and secondary schools are nearby, while excellent road connections via the M90 and A9 allow swift travel to Edinburgh, Glasgow, Dundee, and the Highlands. Surrounded by green space and close to scenic walks along the River Tay, this location strikes the perfect balance between modern convenience and a relaxed, family-friendly setting.





Ground floor



Floor 1

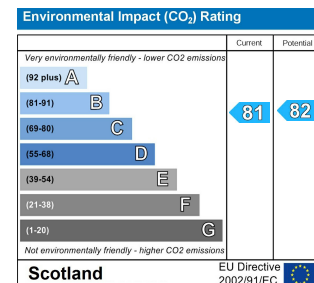
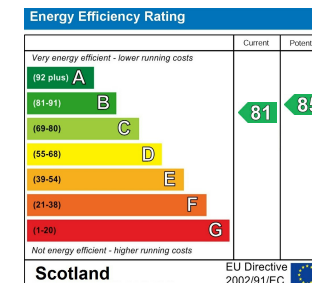
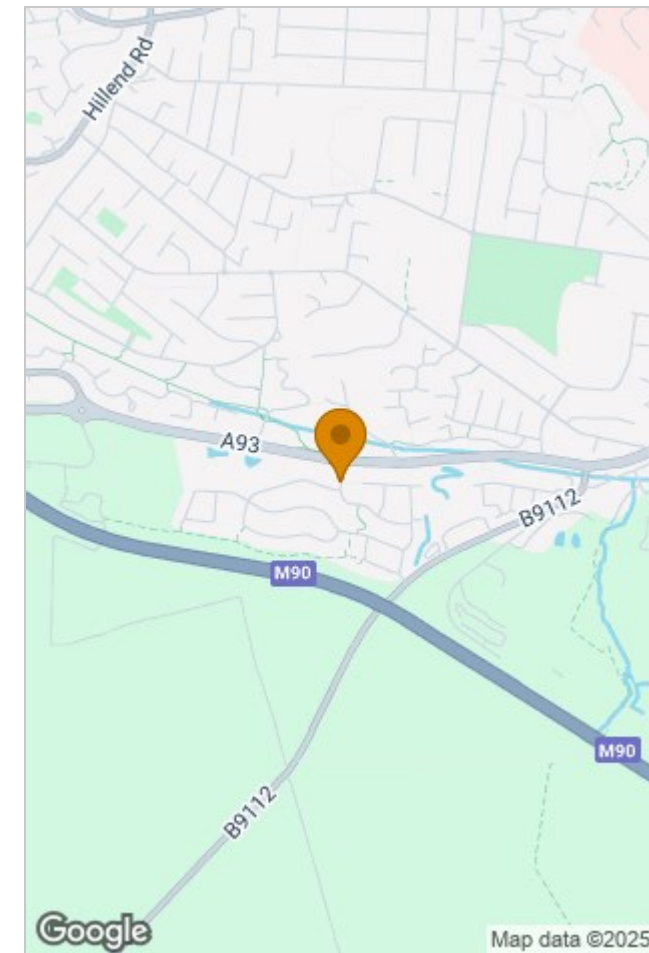


Approximate total area⁽¹⁾
1444 ft²
134.1 m²

(1) Excluding balconies and terraces

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.

Inveralmond Business Centre 6 Auld Bond Road, Perth, Perthshire, PH1 3FX

T. 01738 260 035 | hello@wearepossible.co.uk

wearepossible.co.uk

