



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

0131 524 9797 // THIS PROPERTY IS SUBJECT TO A BUYER'S PREMIUM

**89/9 Harvesters Way**

WESTER HAILES, EDINBURGH, EH14 3JJ





## THE LOCATION

WESTER HAILES, EDINBURGH

Wester Hailes is a popular location in the south-west of Edinburgh close to Baberton, Sighthill and Kingsknowe. A good variety of local shops and recreational facilities serve the area including the Westside Plaza Shopping Centre where you will find an Odeon cinema, more extensive shopping can be found at the Gyle Shopping Centre and Hermiston Gait. Enjoy a pleasant walk along the Union Canal or a round of golf at the nearby Kingsknowe Golf Course. There is an excellent transport system which can take you to the city centre in approximately fifteen minutes. The city bypass is easily accessible giving swift and easy access to Edinburgh International Airport and the M8 and M9 motorway networks making the property ideally located for those who need to travel for work. There are local primary and secondary schools within close proximity and Stevenson College, Napier University, Heriot-Watt University, and the Gyle Business Park are all easily accessible.



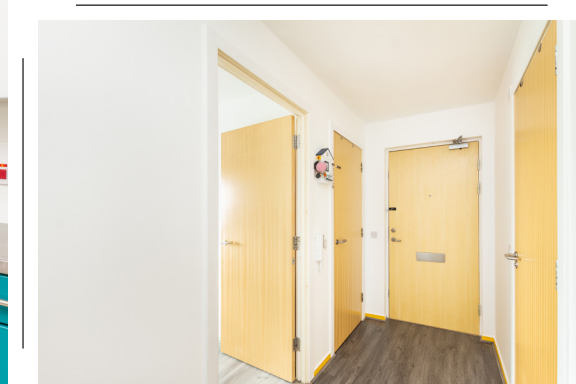
# 89/9 HARVESTERS WAY

WESTER HAILES, EDINBURGH

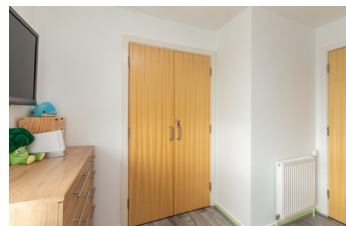
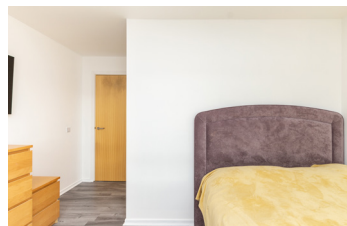
This a fantastic two bedroom, top floor flat forming part of a quietly situated modern development. From the front-facing rooms, one can enjoy a pleasant outlook to mature trees and across to Corstorphine Hill.

The interior is offered to the market in immaculate order throughout and is much enhanced by contemporary style decor. The lounge/diner benefits from Juliet balcony and access to the private balcony which is ideal to sit and relax during the summer months with family and friends. The open plan kitchen with a range of modern floor and wall mounted units comes complete with a full range of integrated kitchen appliances. There are two spacious bedrooms. The family bathroom is fitted with a white suite and is partially tiled with shower over bath. The property also benefits from ample storage throughout with the large attic offering additional storage.

At the centre of the development lies a beautifully landscaped shared garden, which is fully enclosed and secure for young children. It comprises areas of lawn, trees, drying areas, bike racks and with the added bonus of a children's play area. This property also benefits from a well maintained communal stair, electric heating, full double glazing throughout, security entry phone system, residents parking, as well as adequate on-street parking for visitors.

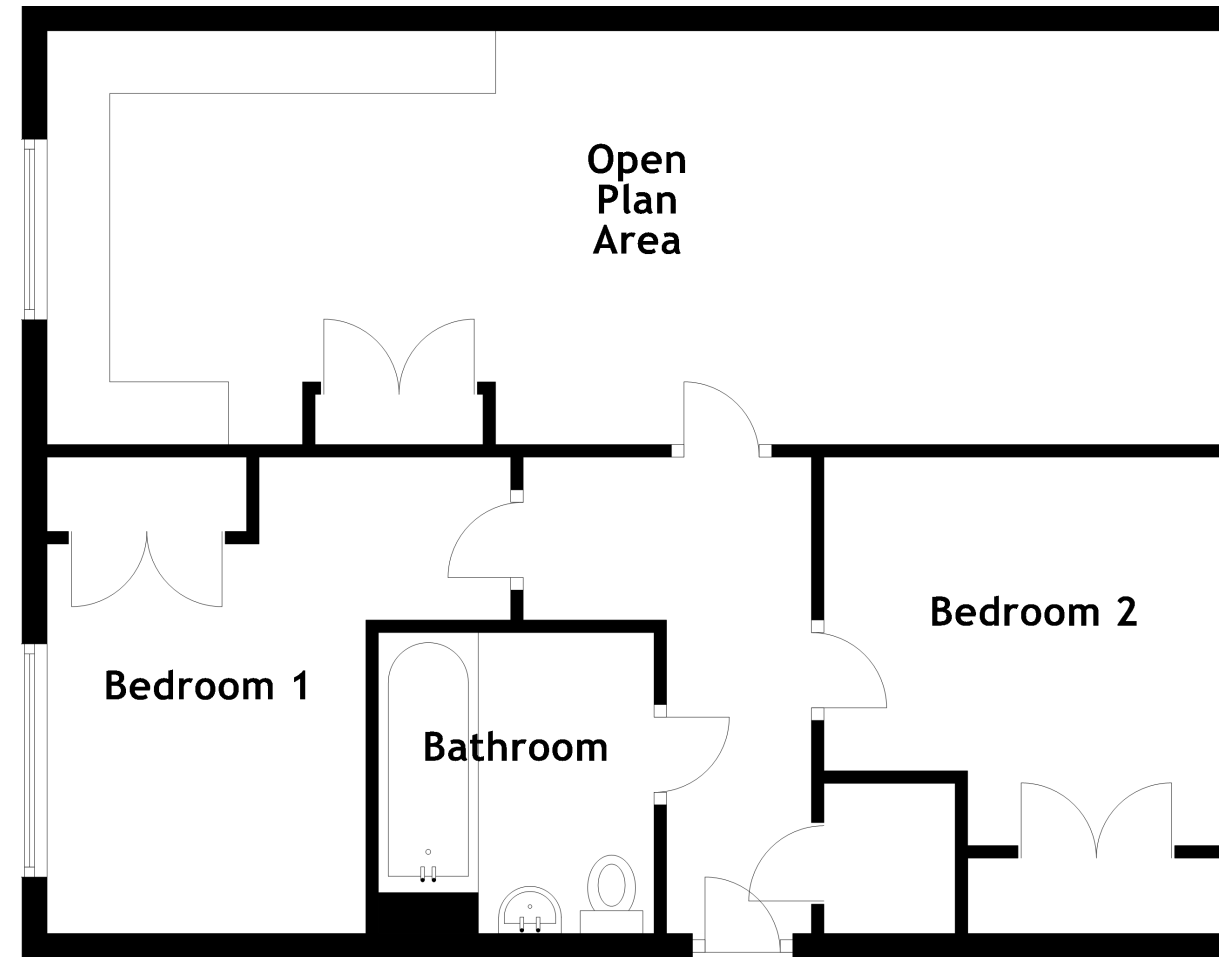






# SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Open Plan Area	9.40m (30'10") x 3.30m (10'10")
Bedroom 1	3.80m (12'6") x 3.70m (12'1")
Bedroom 2	3.20m (10'6") x 3.10m (10'2")
Bathroom	2.40m (7'10") x 2.20m (7'3")

Gross internal floor area (m<sup>2</sup>): 68m<sup>2</sup>  
EPC Rating: C

Buyer's Premium Value: £4,800

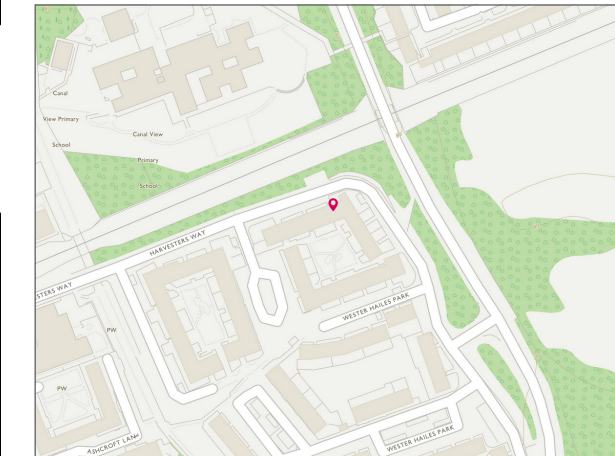


Image credit: <https://www.odinmapsurvey.co.uk/gallery/>





# McEwan Fraser Legal

## Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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Text and description  
**JUDY SHIELDS**  
Surveyor



Professional photography  
**ERIN MCMULLAN**  
Photographer



Layout graphics and design  
**ALAN SUTHERLAND**  
Designer