

36 Harvesters Way

EDINBURGH, EH14 3JP



Immaculate two bedroom main-door duplex apartment with patio garden and allocated parking





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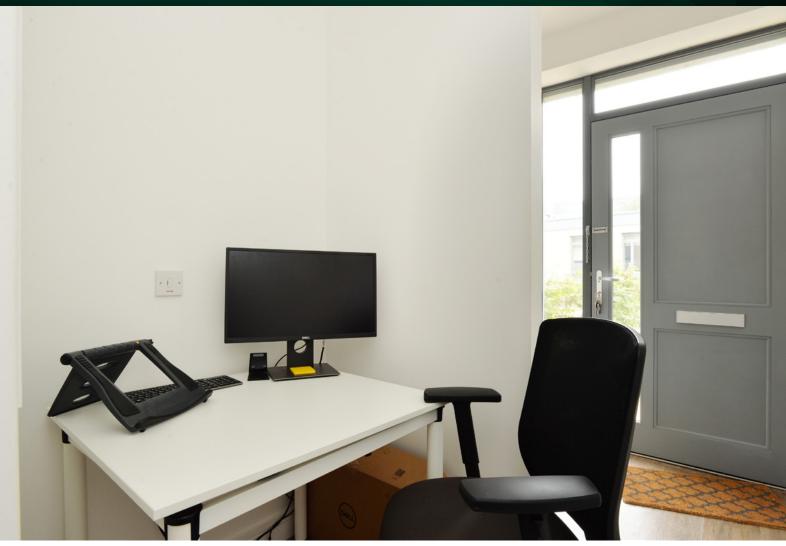


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McEwan Fraser Legal is delighted to present this two-bedroom, main-door duplex flat to the market. This property is brought to market in immaculate condition, having been built in 2015 and having had one owner within that time. The property is located south of Wester Hailes, next to the Clovenstone area. The property is ideal for first-time buyers or professionals that need to be close to transport links.

THE ENTRANCE







The ground floor lets in floods of light from the front door, creating the perfect place for a space to work from home. This leads down the hall where you will find a spacious three-piece shower room and the first of two well-proportioned bedrooms. Through sliding doors, you will be led out to the private decking with a patio, and a place to soak in the sun on a warm summers evening.

THE SHOWER ROOM

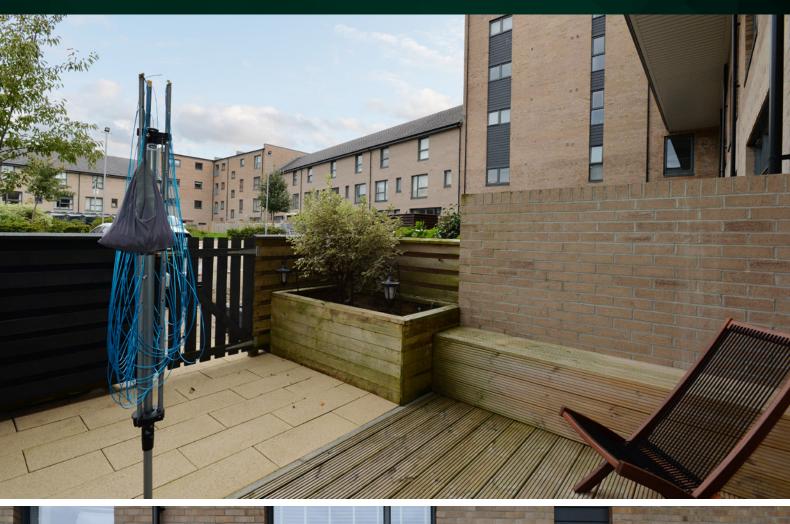


THE LOWER BEDROOM





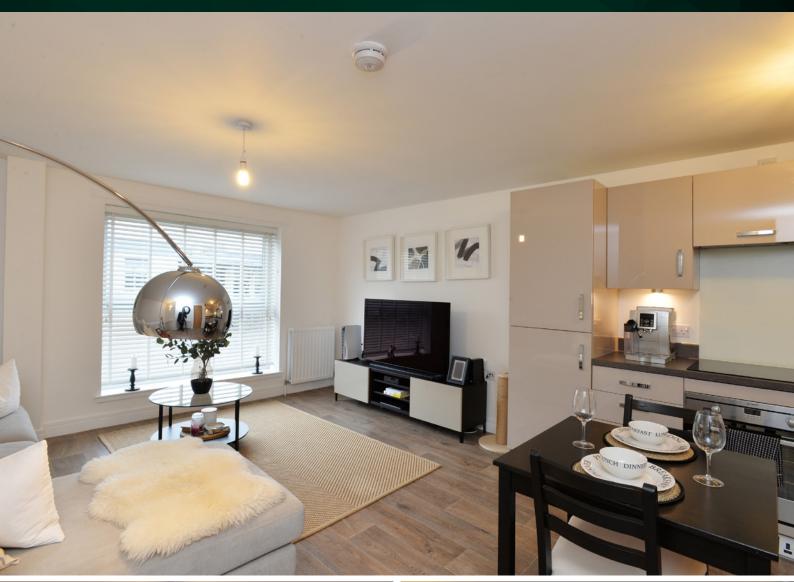
THE PRIVATE DECKING





Venturing upstairs, you will find a lovely open-plan lounge/kitchen which you may mistake for a show home due to its outstanding condition. With space to cook a stunning dinner on a Saturday night, or to relax on the sofa on a wintry Sunday. Once again, the space is fantastically lit from the windows covering one wall.

THE LOUNGE/KITCHEN











THE UPPER BEDROOM

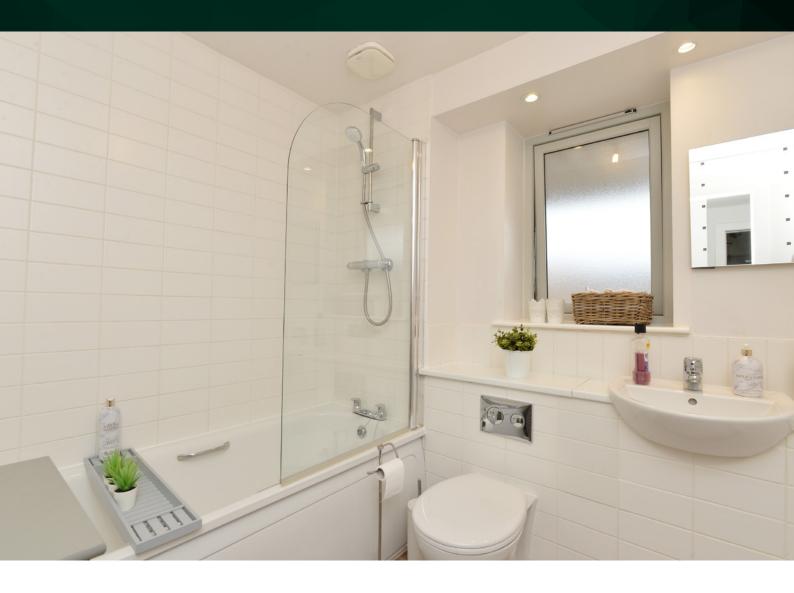




Through the back you will find the master bedroom with a built-in wardrobe, providing excellent storage facilities. More storage can be found across the hall.

A three-piece bathroom completes the accommodation on offer.

THE BATHROOM



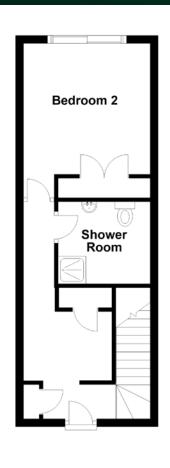
The property boasts private parking allocations with the property.

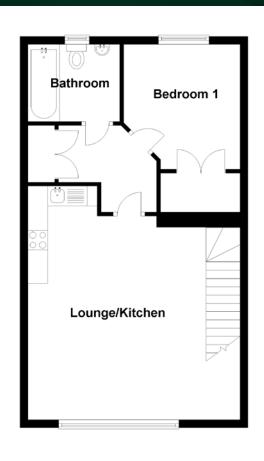
Early viewings will be essential as this will not be around for long in the current market.





FLOOR PLAN, DIMENSIONS & MAP





Approximate Dimensions (Taken from the widest point)

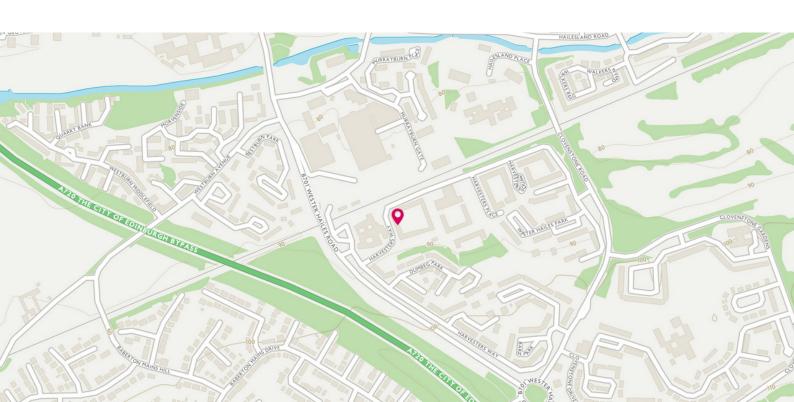
Lounge/Kitchen 5.37m (17'8") x 5.16m (16'11") Bedroom 1 3.16m (10'5") x 2.95m (9'8")

Bedroom 2 3.91m (12'10") x 3.21m (10'6")

Shower Room 2.33m (7'8") x 2.08m (6'10") Bathroom 2.32m (7'7") x 1.95m (6'5")

Gross internal floor area (m²): 60m²

EPC Rating: C



THE LOCATION

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. If shopping isn't your thing, how about a round of golf at the either Kingsknowe Golf Course next door or Swanston Golf Course, just a nine minute drive away.

The property is a stones throw from the front door to Wester Hailes train station, giving excellent transport links 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, with Stevenson College, Napier University, Heriot Watt University, and the Gyle Business Park are all easily accessible.









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Text and description

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