

# 36 Harvesters Way

EDINBURGH, EH14 3JP



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



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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

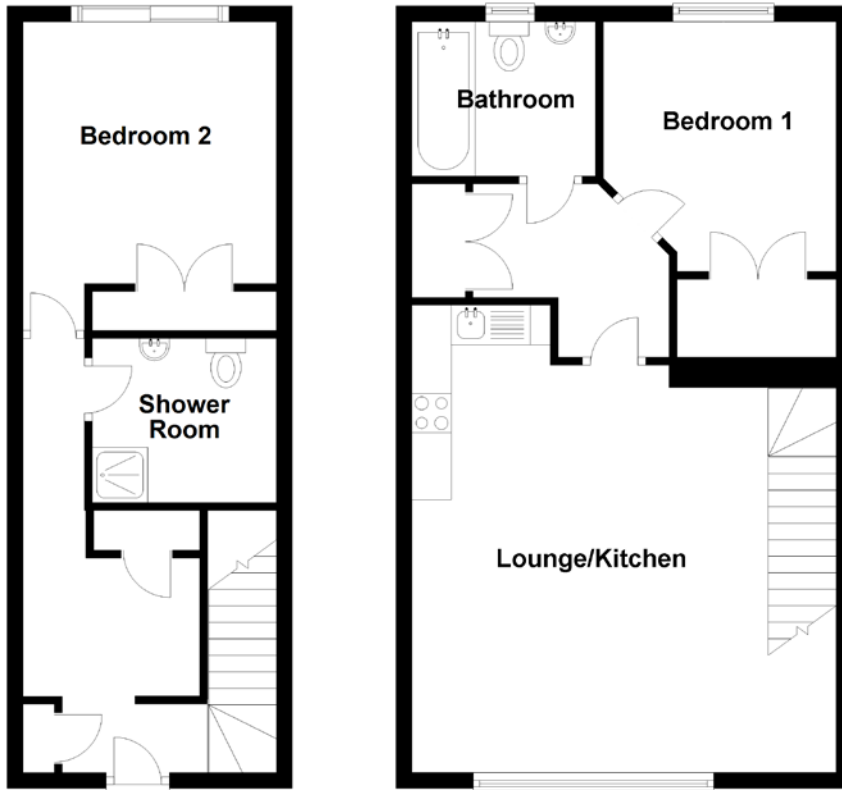


The property boasts private parking allocations with the property.

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)

## Shower Room

2.33m (7'8") x 2.08m (6'10")

## Bathroom

2.32m (7'7") x 1.95m (6'5")

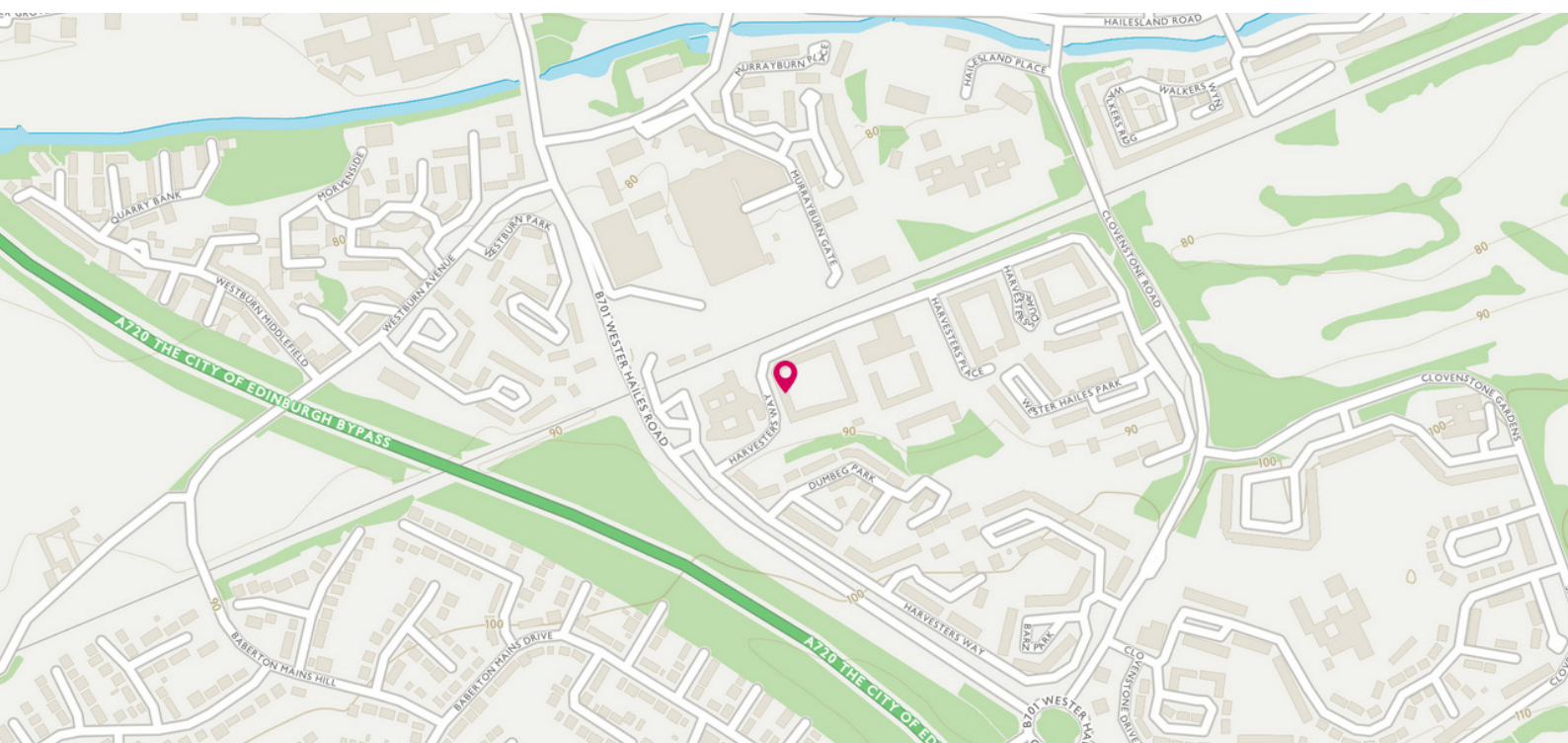
Lounge/Kitchen 5.37m (17'8") x 5.16m (16'11")

Bedroom 1                      3.16m (10'5") x 2.95m (9'8")

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

Gross internal floor area (m<sup>2</sup>): 60m<sup>2</sup>

EPC Rating: C



# THE LOCATION

Wester Hailes is a popular location in the south-west of Edinburgh close to Baberton, Sighthill and Kingsknowe.



