



Flat 13, 43 Harvesters Way, Wester Hailes, Edinburgh, EH14 3JP

Light and Immaculately Presented, Two-Bedroom, Third-Floor (Top) Apartment

Up to date price and viewing info at mov8realestate.com/property

ESPC rightmove 2 Zoopla

Estate Agents and Solicitors

Property Description

Light and immaculately presented, two-bedroom, third-floor (top) apartment, with southerly facing balconies and superb skyline views. Set in a modern, factored residential development, located in the Wester Hailes area, to the south-west of Edinburgh city centre.

Comprises an entrance hallway, open-plan living/dining room and kitchen, two double bedrooms, an en-suite shower room, and a family bathroom.

Highlights include a modern fitted kitchen with integrated appliances, continuous contemporary flooring, spot lighting, and stylish fitted bathroom suites. In addition, there is excellent storage provision, fibre optic media connections, district gas central heating, slimline radiators, and double glazing.

The development also provides a shared central garden, a secured video entry system, and ample residential parking.

A welcoming hall space gives access throughout and includes a built-in cupboard and the secure video entry system. Open to the hall is the impressive corner aspect living space, offering superb natural light and a door to a private balcony, with skyline views of the Forth Crossings and Fife. There is ample space for lounge and dining furniture, spotlighting and stylish flooring which continues from the hall. The kitchen includes a sink with a drainer, unit downlighting, an integrated fridge/freezer, a washing machine, an electric oven and a hob.

A master bedroom has a south-westerly facing Juliet balcony, contemporary feature lighting, a built-in wardrobe and a generous ensuite shower room, with an integrated cubicle. Bedroom two is set to the opposite aspect, with a pendant light fitting and a built-in wardrobe.

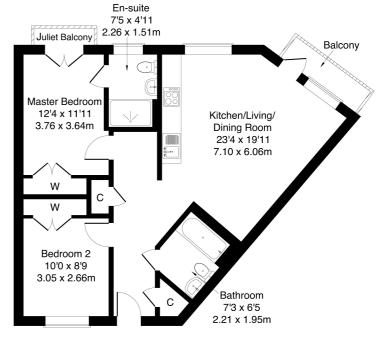
Completing the accommodation is a family-size bathroom, with a threepiece suite, a shower-over-bath, tiled splash walls and flooring.



Omov⁸ Flat 13, 43 Harvesters Way, Edinburgh EH14 3JP

Approximate Gross Internal Area: (678 sq ft - 63 sq m.)





Legal Disclaimer: Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Wester Hailes is an established western residential suburb of Edinburgh, offering plenty of local amenities and a selection of supermarkets within a short radius, including a Lidl at Westside Plaza, an ASDA at Chesser, and a large Sainsbury's at nearby Longstone. The Gyle Centre and Hermiston Gait retail parks are both within easy reach and also offer supermarkets and numerous popular high street names, whilst Westside Plaza also

provides a multi-screen cinema. There is easy commuting into the city by bus, with the city bypass and major trunk routes also readily accessible. There are numerous public spaces including walks along the Union Canal, plus local schools from primary through to secondary level within easy reach, as well as Edinburgh College, the Sighthill campus of Edinburgh Napier University and Heriot-Watt University.



















Our Services

- Free pre-sale property valuations
- Great value fixed estate agency fees
- Extensive buyer matching database
- Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors









These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.