



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

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

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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.

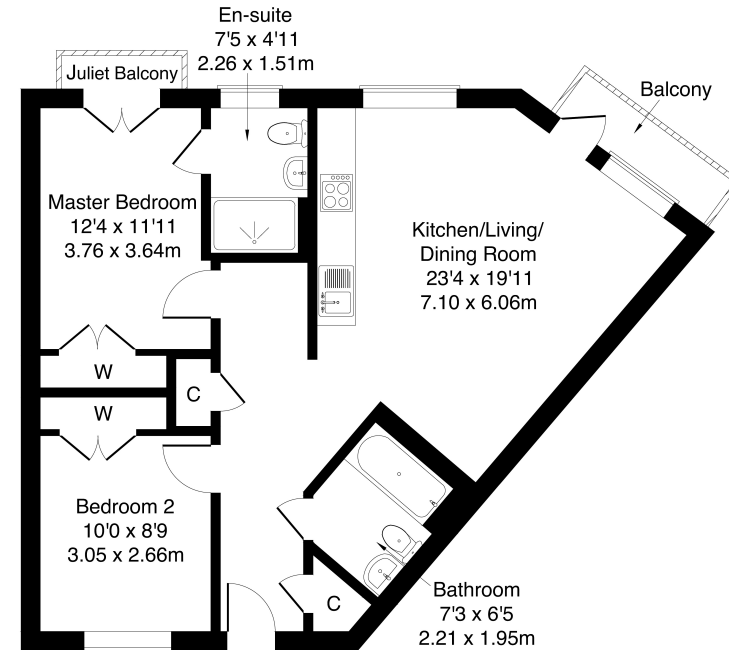
A master bedroom has a south-westerly facing Juliet balcony, contemporary feature lighting, a built-in wardrobe and a generous en-suite shower room, with an integrated cubicle. Bedroom two is set to the opposite aspect, with a pendant light fitting and a built-in wardrobe.

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



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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.





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