



RE/MAX Property



Flat 5, 7 Harvesters Place, Edinburgh, EH14 3JL
Offers Over £38,000



Lauren Beresford and RE/MAX Property presents this excellent opportunity to acquire a 25% share* of a light, well-presented and spacious, two-bedroom, second (top) floor apartment, forming part of a modern, factored residential development. Located in the popular Wester Hailes area, to the South-West of Edinburgh city centre.

Comprising of: Entrance Hall, Lounge, Kitchen, Two Double Bedrooms and Bathroom. The development also provides a shared central garden courtyard, a secured entry system, and ample unrestricted residential parking.

*The remaining 75% share of the property is owned by Castle Rock Edinvar Housing Association. Please see the property description for more information.

Wester Hailes is an established residential suburb in the west of Edinburgh, offering a wealth of local amenities, including an NHS General Practice, pharmacy, dentist, optician, gym, Costa Coffee, Greggs, Post Office, Job Centre, Home Bargains and Royal Bank of Scotland among many others. A selection of supermarkets within a short radius, including a Lidl in the Westside Plaza, an ASDA at Chesser and a large Sainsbury's at nearby Longstone. Both the Gyle Centre and Hermiston Gait retail parks are easily accessible, featuring supermarkets such as TESCO and numerous popular high street brands such as IKEA, B&Q or TK MAXX. Westside Plaza also boasts a multi-screen Odeon cinema, perfect for entertainment. Commuting into the city is straightforward, with frequent bus services (Lothian buses 3, 20, 21, 30, 33, 400, and N30) and a train service that gets you to Waverley Station in just 14 minutes. The city bypass and major trunk routes are also readily accessible. Wester Hailes is home to several public spaces, including lovely walks along the Union Canal. Families will appreciate the availability of local schools offering education from primary to secondary levels, as well as proximity to Edinburgh College, the Sighthill campus of Edinburgh Napier University, and Heriot-Watt University.

Council Tax Band: B

Tenure: Freehold

Factor: £80 pcm*

The remaining 75% share of the property is owned by Castle Rock Edinvar Housing Association. Any new purchaser must meet the eligibility criteria for Shared Ownership and will be required to undergo a financial assessment and approval by the Association. At the time of writing, a monthly occupancy payment of £225 is payable to the Association. In addition to this, there is a variable quarterly payment to the Property Factor to cover the upkeep of the communal areas.

Some of the images featured on this listing may have been digitally staged with furniture for illustrative purposes

Hallway Size-3.39m x 1.30m

Enter into the Hall; giving access to the Lounge, Kitchen, Two Double Bedrooms and Bathroom. The Hall has one central light fitting, painted walls, one radiator, carpet flooring, and two built-in cupboard spaces.

Lounge Size- 4.82m x 6.07m

Brilliant sized Lounge with an open plan Kitchen and space for dining. Around the room there are two central light fittings, painted walls, rear facing window, two radiators and carpet flooring.



Kitchen Size-3.68m x 1.77m

Kitchen comprising of: Fitted wall and base units, worktops, space for white goods, boiler, freestanding cooker and stainless-steel sink with mixer tap. There is one central light fitting, painted walls and vinyl flooring.

Bathroom Size-2.91m x 1.89m

Bathroom comprising of toilet, sink with mixer tap, and bath with overhead mains operated shower. There is one central light fitting, extractor fan, partially tiled and painted walls, one radiator and vinyl flooring.



Bedroom 1 Size-6.02m x 2.93m

Excellent sized double Bedroom with built-in cupboard space and space for additional storage. There is one central light fitting, rear facing window, painted walls, one radiator and carpet flooring.

Bedroom 2 Size-4.53m x 2.93m

Double Bedroom with built-in cupboard space and space for additional storage. There is one central light fitting, rear facing window, painted walls, one radiator and carpet flooring.



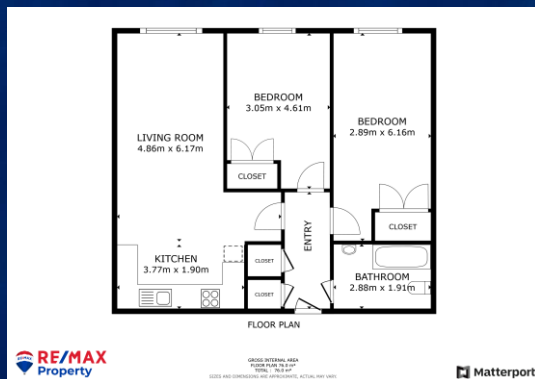
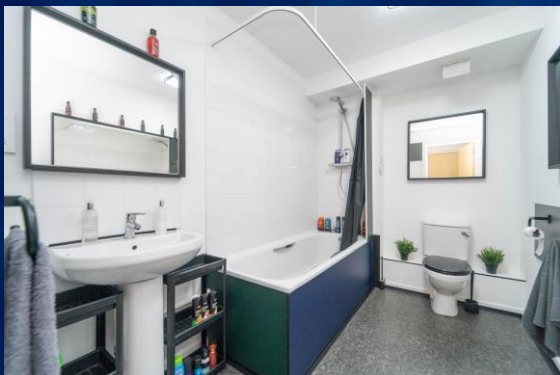
External

The development also provides a shared central garden courtyard and ample unrestricted residential parking.



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View on RE/MAX
Property Website

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Worth?



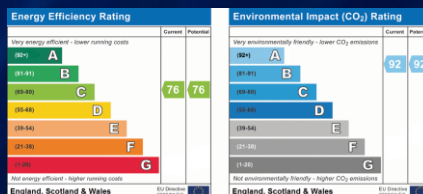
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