



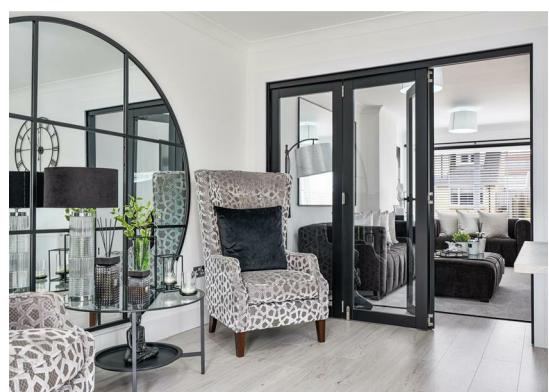
ABProperties



35 Hare Moss View  
, Whitburn, EH47 0DN

Offers over £335,000







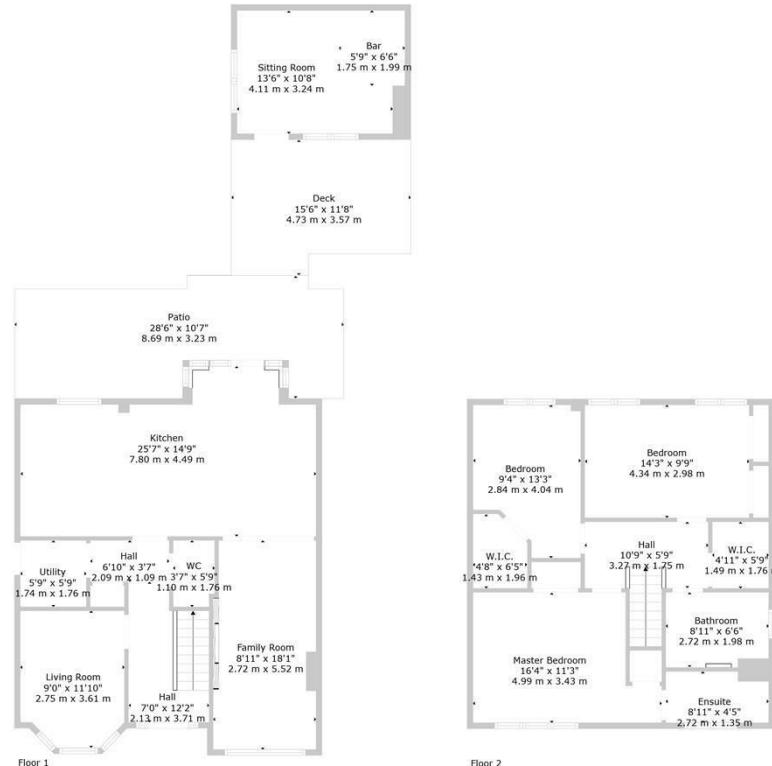
Discover this stunning 3-bedroom detached villa in a sought-after Whitburn location, offering generous living space, high-spec finishes, and exceptional flexibility. Originally designed as a 4-bedroom home, the layout was thoughtfully reconfigured by the current owner to suit their lifestyle. The fourth bedroom could easily be reinstated, offering fantastic potential for growing families or those needing extra space.

On the ground floor, you'll find a generous hallway leading into a stylish formal lounge featuring a media wall. From there, step into the spectacular open-plan kitchen - equipped with fully integrated premium appliances including an eye-level oven and microwave, induction hob, and dishwasher. A central island provides a striking focal point and doubles as a casual dining area. Bifold doors open to a cosy sitting area with a feature media wall complete with a living-flame fire - a perfect atmosphere for both family time and entertaining.

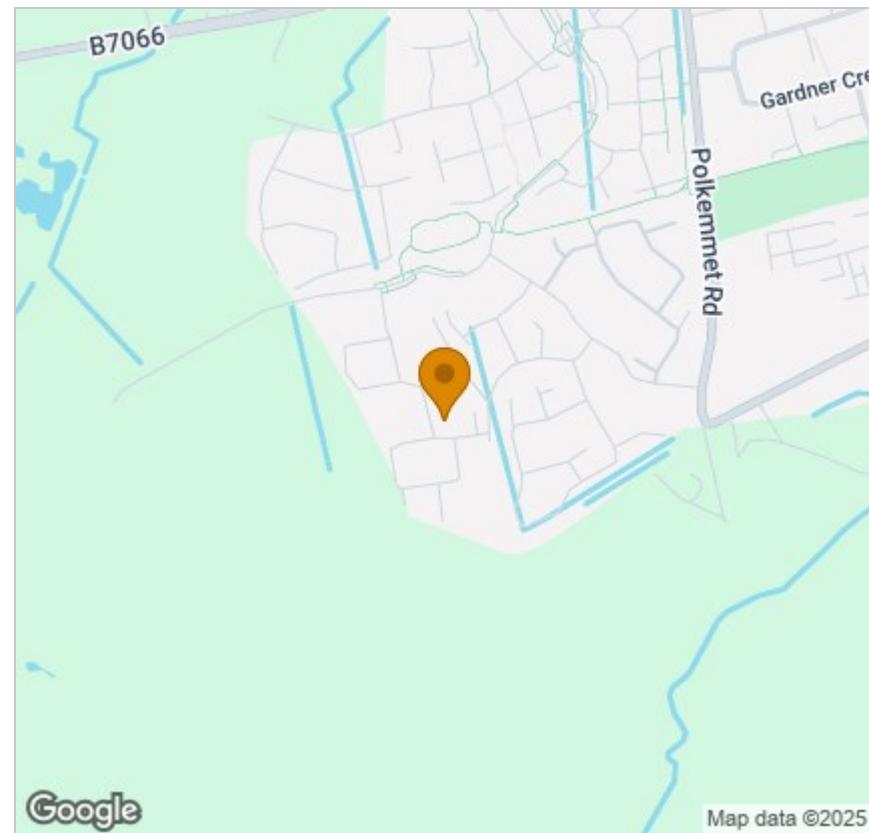
Also on the ground floor is a spacious utility room, offering excellent storage and space for freestanding appliances, along with a luxurious WC - both practical and beautifully finished to a high standard.

Upstairs, the first floor offers three spacious double bedrooms, two of which benefit from walk-in wardrobes. The master suite is particularly impressive, with built-in fitted storage and a luxury ensuite shower room featuring a vanity unit and countertop sink. A beautifully appointed family bathroom with a freestanding bathtub and separate shower completes the layout.

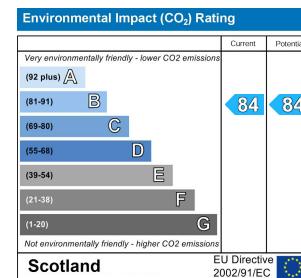
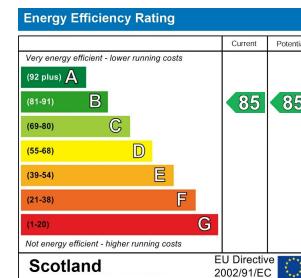
Externally, the rear garden has been thoughtfully landscaped and includes artificial grass, elegant composite decking, and attractive paved patios. A custom bespoke garden room is the standout feature - currently configured as a stylish outdoor social space with a bar area. At the front, a block-paved driveway offers ample off-road parking.



**TOTAL: 1594 sq. ft, 148 m<sup>2</sup>**  
 FLOOR 1: 889 sq. ft, 83 m<sup>2</sup>, FLOOR 2: 705 sq. ft, 65 m<sup>2</sup>  
 EXCLUDED AREAS: UTILITY: 33 sq. ft, 3 m<sup>2</sup>, DECK: 166 sq. ft, 15 m<sup>2</sup>, PATIO: 252 sq. ft, 23 m<sup>2</sup>  
 WALLS: 138 sq. ft, 13 m<sup>2</sup>



## Energy Efficiency Graph



## Viewing

Please contact our AB Properties Office on 01555 660077  
 if you wish to arrange a viewing appointment for this property or require further information.

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