



67 Hare Moss View

Heartlands, Whitburn, EH47 0DN

Offers over £210,000



Tucked within a peaceful position with open outlook across fields to the south, this 3 bedroom terraced property within the Heartlands development in Whitburn offers a perfect first step onto the property ladder for a couple or young family. Located in quiet Hare Moss View at the southern edge of the estate, the property is a perfect base for those looking to settle in this exciting location. The development has proved popular with buyers of all ages, with those commuting throughout the central belt finding it especially useful given the close proximity to the M8 motorway. A host of shops and amenities have opened within the area in recent years to add to the existing offering found within Whitburn itself, where a range of schooling for all ages can be found alongside additional shopping and recreational facilities. Heartlands offers excellent walking routes throughout the development, linking to popular Polkemmet Country Park which is a much loved asset within the town.



Client Comments

"Love the views from the front of the house, north facing garden so the sun is good in the back too! All the different areas to walk around the estate are brilliant. Nice and quiet area with lovely neighbours (genuinely) - it's been a great first home for us and hope it gives someone else a wonderful home filled with beautiful memories like it did for us!"

Description

Completed in 2020 by Allanwater Homes, this “Kintail” style is tastefully presented throughout and ready for the new owner to move in and enjoy. Comprising almost 900 sqft of accommodation, the property is an excellent step onto the ladder for buyers looking to move to this family friendly neighbourhood. The living room is a comfortable space to relax and unwind, presented in tasteful neutral tones with flooring running seamlessly through to the kitchen. The stylish fitted kitchen is equipped with a range of sleek storage units, integrated appliances and ample dining space for daily meals or to host friends and family gatherings. A ground floor WC offers everyday convenience with good storage from an understair cupboard. To the upper level are the 3 well-proportioned bedrooms, perfectly suitable for a young family or those looking to accommodate space for home working. The bathroom comprises a 3 piece suite with contemporary mixer shower mounted onto the taps. Gas central heating from a combi boiler operated by smart Hive heating controls offers an efficient heating system, alongside solar panels which help supplement electricity consumption. Garden grounds can be found at both the front and rear, with the enclosed rear garden landscaped for easy maintenance allowing space for all the family to enjoy the sunshine at varying times of the day. Gated access to the rear leads to the shared residents car park, where a range of unrestricted parking spaces can be found.

Location

The Heartlands is an exciting ongoing development that is one of the largest regeneration projects in Europe, transforming former mining ground into a vibrant community with a blend of residential and commercial facilities. Lying to the west of Whitburn, the location is well aided by access to the M8 motorway via junction 4a, proving extremely handy for those commuting throughout the central belt. A Service station enjoys food outlets with takeaway, whilst a neighbourhood centre includes a supermarket, takeaway and other everyday services. Education is well catered for in Whitburn with a choice of nursery and primary schooling, whilst secondary schools are in Whitburn and Blackburn. Excellent walks are available throughout the estate whilst Polkmet Country Park with nine hole golf course, play park and owl centre can be found on the doorstep for those keen to explore the outdoors.

Living Room 15'4" x 12'2" (4.68m x 3.71m)

Kitchen / Dining Room 15'10" x 12'3" (4.83m x 3.74m)

Bedroom 1 15'11" x 9'8" (4.87m x 2.97m)

Bedroom 2 10'5" x 7'11" (3.20m x 2.43m)

Bedroom 3 10'5" x 7'6" (3.20m x 2.30m)

Bathroom 6'11" x 6'7" (2.11m x 2.02m)

Extras

Extras included in the price of the home will be all wardrobes (master and single room), Garden shed, all blinds & curtain poles, all LED light ceiling fixtures, double fridge freezer, integrated washing machine, Ring camera and alarm and Hive heating.

Key Info

Home Report Valuation: £215,000
Total Floor Area: 81m2 (875 ft2)
What3words: ///ripe.wedding.decorated
Parking: Resident car park
Heating System: Gas
Factor Fee: £35 per quarter (approx)
Council Tax: D - £2279.91 per year
EPC: B

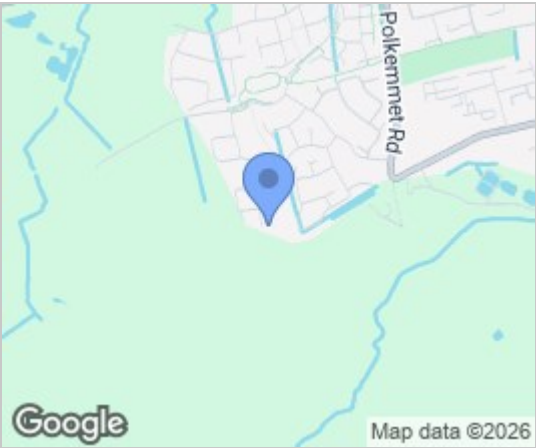
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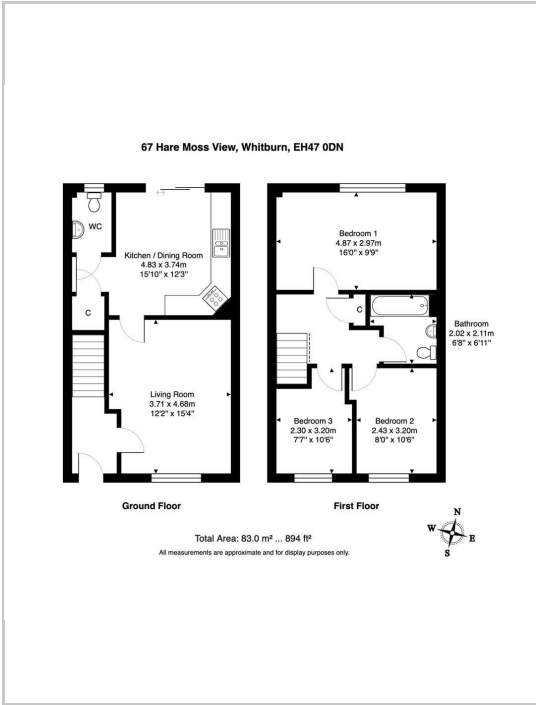
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Area Map



Floor Plans



Energy Efficiency Graph

