



79 Hare Moss View

Whitburn, EH47 0DN

Offers over £230,000



We are delighted to present to the market this attractive 3 bedroom semi-detached home, nestled within a peaceful part of the desirable Heartlands development in Whitburn. Completed in 2020 by Allanwater Homes, this "Kintail" style is an ideal choice to buyers making their first steps onto the property ladder, with the property enjoying a preferred west-facing rear outlook and driveway. The exciting location has continued to evolve in recent years and is attracting buyers of all ages due to its central position along the M8 corridor. A junction opposite the entrance to the development allows swift access to Edinburgh and Glasgow, whilst a host of new amenities including food outlets and shops are continuing to arrive to blend with the existing offering found in Whitburn itself. A range of schooling for all ages serves the town, with 2 primary schools found in short walking distance from the property.



Description

The property itself is immaculately presented throughout and ready for the new owner to move in and enjoy. Comprising almost 900 sqft of accommodation, the property is a excellent step for buyers looking to move to this family friendly neighbourhood, whether buying their first or next time home. The living room is a comfortable space to relax and unwind, presented in tasteful neutral tones with flooring running through to the kitchen. The stylish fitted kitchen is equipped with a range of sleek storage units, integrated appliances and ample space for a table to cater for everyday meals with the family or entertain guests. A ground floor WC offers everyday convenience with good storage available 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 shower room comprises a 3 piece suite with large enclosure housing a mixer shower. A partially floored attic helps with storage of non-essential items. The property enjoys driveway to the side to provide off-street parking for 2 vehicles, with additional visitor bays found nearby. The west facing rear garden is a delight for enjoying the sunny weather, with patio housing a pergola and canopy for a little shade if desired. A double garden room provides storage and a space to work or relax for those in search of space for a home workshop.

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 Polkemmet 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 15'2" x 12'2" (4.64m x 3.71m)

Kitchen / Breakfast Room 15'11" x 12'2" (4.87m x 3.72m)

Bedroom 1 15'11" x 9'9" (4.87m x 2.99m)

Bedroom 2 10'2" x 8'9" (3.11m x 2.68m)

Bedroom 3 10'2" x 7'6" (3.11m x 2.29m)

Shower Room 6'11" x 6'7" (2.11m x 2.01m)

Extras

All blinds, light fittings, floor coverings, wardrobes in bedroom 1 and 2, fridge-freezer, washing machine and garden pergola included in the sale.

Key Info

Home Report Valuation: £235,000

Total Floor Area: 83m² (895 ft²)

Parking: Driveway

Heating System: Gas

Factor Fee: £35 per quarter (approx.)

Council Tax: D - £2115.84 per year

EPC: B

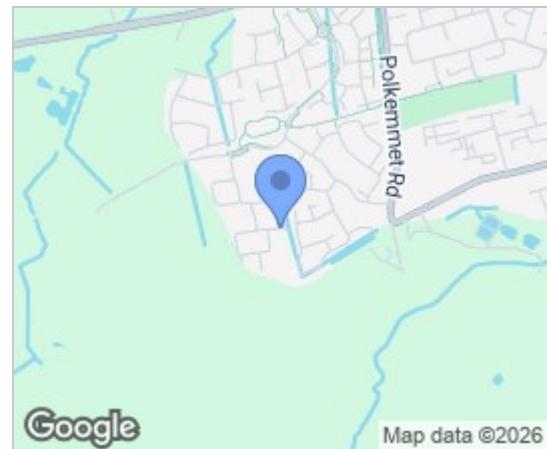
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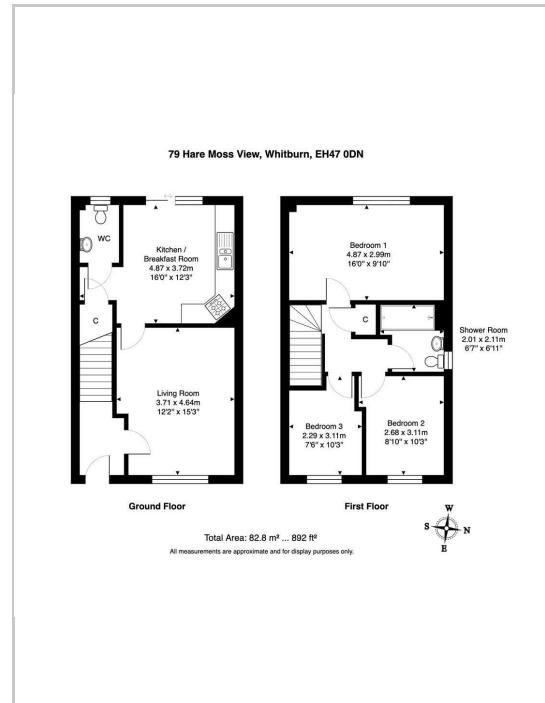
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Area Map



Floor Plans



Energy Efficiency Graph

