



75 Hare Moss View

Whitburn, EH47 0DN

Offers over £205,000



Enjoying a peaceful setting within the sought after Heartlands estate in Whitburn, this 3 bedroom end-terraced offers an excellent choice for first time buyers or those looking to move up the property ladder. Located on Hare Moss View with an open outlook to the south across fields and woodland, the property perfectly blends a quiet location with close proximity to amenities and transport links. The popular development ideally sits centrally along the M8 corridor and with a junction within easy driving distance, the location proves especially useful for commuters. A train link can be found a few miles to the north in neighbouring Armadale whilst a range of shops, facilities and schooling can be found in Whitburn itself. Fast food outlets and a convenience store on the estate perfectly assist with modern living, with exciting plans for further expansion due in the future. Walking routes and nearby Polkemmet Country Park offer a wonderful choice for homeowners looking to explore the surrounding area.



Description

Completed in 2020 by Allanwater Homes, the property is an ideal entry level choice for couples or a young family, whilst similarly offering ample accommodation for those rightsizing in today's market. A spacious main living room is perfect for everyday relaxing, whilst the impressive fitted kitchen includes a range of storage cabinets, integrated appliances and room to host daily meals. Sliding patio doors lead directly to the rear garden. On the upper level are the 3 well-proportioned bedrooms, with a spacious master a particular highlight. The family bathroom is equipped with a 3 piece suite, with mixer shower mounted above the bathtub. A ground floor WC allows everyday convenience whilst a partially floored attic and a large storage cupboard off the kitchen assist with everyday storage needs. The super efficient home benefits from gas central heating and double glazing, with solar panels installed to the south facing roof aspect. An electric car charging point is also supplied for the eco-conscious homeowner. A great plot includes a fully landscaped rear garden, conveniently allowing easy maintenance with a slabbed patio and artificial lawn. To the front is a residents car park, shared with the neighbouring properties but offering ample parking for owners and visitors.

Location

A former mining town with a real sense of community, Whitburn enjoys an equidistant position to Edinburgh and Glasgow to offer an excellent base for commuters. Within its traditional Main Street you will find a range of amenities to cater for everyday needs, including independent and national traders, a fitness centre with swimming pool, health centre with pharmacy and a partnership centre which incorporates the town library. There is schooling for all ages from nursery to secondary level, whilst nearby Polkemmet Country Park is a sprawling 168 acre visitor attraction for all the family to enjoy. An M8 junction offers easy access to Scotland's busiest motorway, whilst Armadale train station can be found two miles to the north conveniently linked by footpath.

Lower Hallway 7'11" x 4'7" (2.42m x 1.40m)

Living Room 15'2" x 12'2" (4.63m x 3.72m)

Kitchen 15'9" x 12'2" (4.81m x 3.73m)

WC 5'11" x 4'1" (1.81m x 1.25m)

Upper Hallway 6'11" x 6'7" (2.12m x 2.02m)

Bedroom 1 15'10" x 9'8" (4.84m x 2.97m)

Bedroom 2 10'5" x 8'8" (3.19m x 2.66m)

Bedroom 3 10'5" x 7'6" (3.18m x 2.31m)

Bathroom 6'11" x 6'8" (2.11m x 2.04m)

Key Info

Home Report Valuation: £210,000

Total Floor Area: 82m² (885 ft²)

Parking: Residents Car Park

Heating System: Gas

Council Tax: D - £1937.35 per year

Factor Fee: £30 per quarter (approx.)

EPC: B

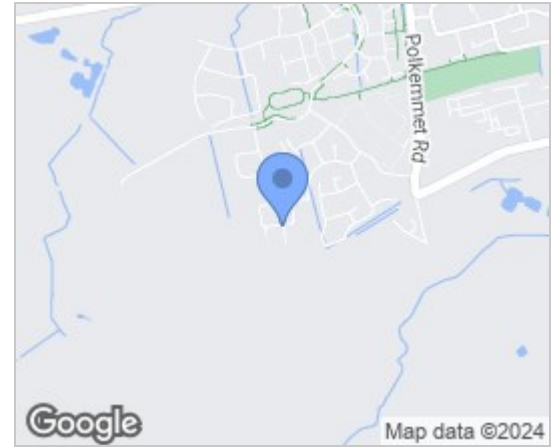
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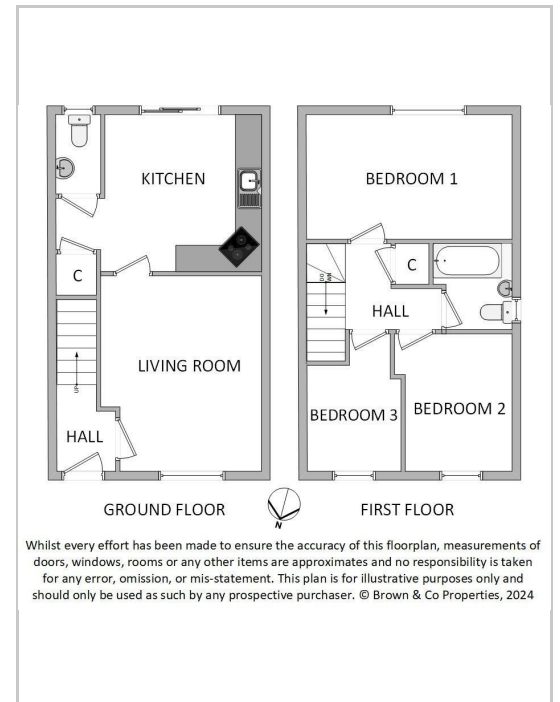
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Area Map



Floor Plans



Energy Efficiency Graph

