



59 Hare Moss View

Heartlands, Whitburn, EH47 0DN

Offers over £215,000



Quietly set within the sought after Heartlands community in Whitburn, this attractive 3 bedroom semi-detached property offers a wonderful choice for buyers in search of their first time home. Located in Hare Moss View on the southern edge of the estate, this “Kintail” style by Allanwater Homes was completed in late 2020 and is perfectly suited to a young family looking to settle with ease. The location along the M8 corridor is a major attraction of Heartlands, offering equi-distant travel to Edinburgh and Glasgow to make commuting a breeze. Whitburn itself offers a choice of schooling for all ages, alongside amenities to aid everyday convenience with a number of larger national retailers and food outlets opening within the area to provide a good choice for daily needs. Good walking routes surround the development with nearby Polkemmet Country Park a sprawling estate for all the family to enjoy.



Client Comments

"We love our house for so many reasons, but the spacious master bedroom and bright kitchen are definite highlights. The master bedroom provides plenty of room to relax and unwind after a busy day. The kitchen, with its abundant natural light, has become the heart of our home. Beyond the house itself, we feel so lucky to be situated on a street with such friendly and welcoming neighbours. It's been a wonderful place to live, where we've built lasting memories and truly feel a sense of community."

Description

The property itself is immaculately presented throughout and is ready for the prospective new owner to move straight in. A tastefully styled main living room offers ample space to relax and unwind after a busy day with wooden flooring running through to the kitchen at the rear. The well appointed kitchen includes a range of sleek storage cabinets, an integrated double oven and dishwasher alongside ample space to cater for daily meals. Patio doors lead directly out to the rear garden to enjoy the best of the sunny weather. A ground floor WC and understair storage cupboard offer further convenience for everyday needs. To the upper level are the 3 well-proportioned bedrooms, with an impressive master featuring generous fitted wardrobes. A further double and single room are perfect for those with a family or to meet home working requirements, with additional fitted wardrobes available to bedroom 3. A stylish family bathroom is complete with 3 piece suite and a mixer shower mounted above the bathtub. Further storage can be found from a cupboard in the hallway, with the attic partially floored for additional storage space. Externally there are 2 residents parking spaces outside the front of the property, with further shared parking found nearby. The enclosed, south facing rear garden is thoughtfully designed with easy maintenance in mind, featuring an artificial lawn and composite decked terrace for enjoying the summer months.

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 soon to open neighbourhood centre will include a supermarket 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 15'0" x 12'2" (4.59m x 3.72m)

Kitchen / Dining Room 16'0" x 13'1" (4.88m x 3.99m)

WC 5'10" x 3'9" (1.79m x 1.15m)

Bedroom 1 13'5" x 9'8" (4.10m x 2.95m)

Bedroom 2 10'11" x 8'0" (3.33m x 2.45m)

Bedroom 3 10'11" x 5'3" (3.33m x 1.62m)

Bathroom 7'0" x 5'2" (2.14m x 1.58m)

Extras

All blinds including blackout in master bedroom, light fittings, floor coverings, both built in wardrobes with railings and shelving, shed at the side of the house, integrated dishwasher, double oven and washer dryer are included in the sale. Any other furniture by separate negotiation.

Key Info

Home Report Valuation: £220,000
Total Floor Area: 82m² (885 ft²)
Parking: Residents Shared Spaces
Heating System: Gas
Factor Fee: £40 per quarter (approx)
Council Tax: D - £1937.35 per year
EPC: B

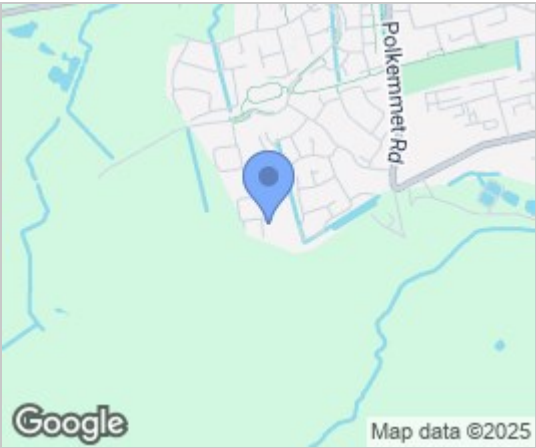
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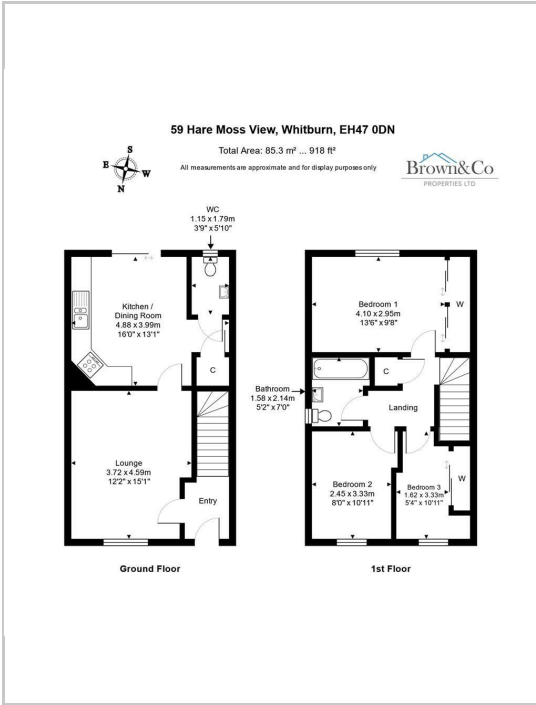
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Area Map



Floor Plans



Energy Efficiency Graph

