



84 Hare Moss View

Heartlands, Whitburn, EH47 0BF

Offers over £305,000



We welcome to the market this “Ochil” style by Allanwater Homes, located within the ever popular Heartlands development at the western edge of Whitburn. This exciting location has proved particularly popular with commuting families and features an equi-distant position to Edinburgh and Glasgow along the M8 corridor, with direct access to the motorway from junction 4a at Heartlands Services. The extensive regeneration project continues to evolve and bring a host of national brands and retailers to the area, blending with Whitburn’s already established community and traditional town centre. Schooling for all ages can be found in Whitburn itself, from award winning Big Bird Nursery through to Whitburn Academy for older children. A further benefit to the development is the close proximity to Polkemmet Country Park, a sprawling attraction for all the family to enjoy in short walking distance from the doorstep.



Client Comments

"I have loved staying here for the past 5 years. The neighbourhood is very quiet and I have been very lucky to be blessed with amazing neighbours. The house has everything you need for a family or couple with a good size enclosed garden. I will miss living here a lot."

Description

Completed in 2019, the property sits within a quiet part of the development on Hare Moss View and is an ideal choice for those in search of their forever family home. The generously sized property boasts 1150 sqft of accommodation, offering 4 double bedrooms that is perfect for a growing family or meeting home working requirements. The master includes fitted wardrobes and an en-suite shower room with further fitted storage found to bedroom 2. The family bathroom features a 3 piece suite, whilst a ground floor WC offers everyday convenience for a busy family. The ground floor boasts a spacious dining kitchen with adjacent utility room, offering a range of storage cabinets and space to host daily family meals or entertain guests. The living room offers a comfortable space to relax and unwind, whilst a front entrance hallway offers good space for jacket and shoe storage. The super efficient home boasts band B energy rating that is enhanced by solar panels to the rear roof slope and a modern central heating system with zoned controls. The integral garage allows secure parking or future conversion potential, with a double driveway available to front of the property. The south facing rear garden is supplemented by an amazing Urban Pod garden room, offering a hot tub enclosure and versatile room for a range of buyer needs, be it work rest or play.

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 16'10" x 14'6" (5.14m x 4.42m)

Kitchen / Dining Room 17'7" x 9'5" (5.36m x 2.89m)

Utility Room 5'10" x 5'2" (1.80m x 1.60m)

Bedroom 1 13'4" x 9'11" (4.08m x 3.03m)

Bedroom 2 10'7" x 9'11" (3.25m x 3.03m)

Bedroom 3 9'8" x 9'2" (2.97m x 2.81m)

Bedroom 4 9'5" x 8'5" (2.89m x 2.59m)

Bathroom 7'2" x 5'8" (2.20m x 1.74m)

Garden Room 14'8" x 10'4" (4.48m x 3.16m)

Garage 16'10" x 9'0" (5.14m x 2.75m)

Extras

All blinds, light fittings, floor coverings, kitchen appliances and bar stools in garden room included in the sale. Other items in garden room and the hot tub are available by separate negotiation.

Key Info

Home Report Valuation: £310,000
Total Floor Area: 107m2 (1150 ft2)
Parking: Driveway & Garage
Heating System: Gas
Council Tax: E - £2724.94 per year
EPC: B

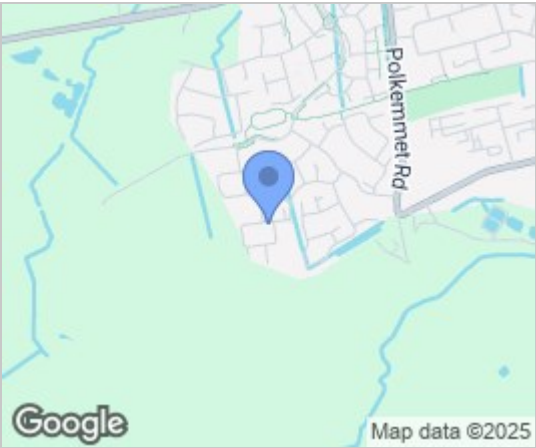
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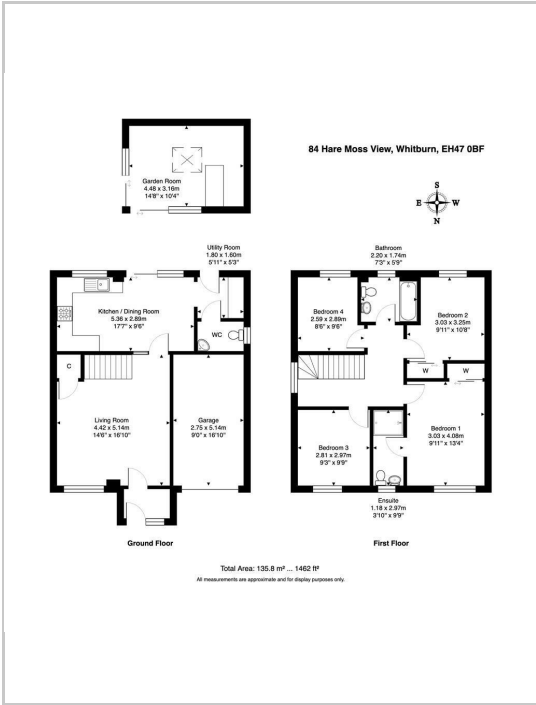
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Area Map



Floor Plans



Energy Efficiency Graph

