



60 Hare Moss View

Heartlands, Whitburn, EH47 0BF

Offers over £210,000



Tucked in a peaceful position with great open outlook to the front in the much sought after Heartlands estate in Whitburn, this 3 bedroom end-terraced property offers an ideal choice for a first or next time family home. Built in 2020 as part of Allanwater Homes phase in Hare Moss View, this “Kintail” style is a well-proportioned home suited to a couple or young family. The exciting location enjoys a central position along the M8 corridor with junction close to the development offering convenient travel throughout Central Scotland. A train station in neighbouring Armadale offers an additional link to Edinburgh and Glasgow, whilst within Whitburn itself there is a range of shops, amenities and schooling for all ages. The estate continues to evolve with future development planned alongside a range of large national brands including Starbucks, McDonalds and Scotmid.



Description

The property itself 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 through to the kitchen. The stylish fitted kitchen is equipped with a range of sleek storage units, integrated appliances and a breakfast island to provide further storage, space for daily meals or a counter to host friends and family gatherings. A ground floor WC offers everyday convenience with good storage from an under-stair 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 black mixer shower and taps. Enclosed garden grounds can be found at both the front and rear, landscaped with easy maintenance in mind and offering space for all the family to enjoy the sunshine at varying times of the day. Gate 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 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 3.73m)

Kitchen 11'11" x 11'3" (3.65m x 3.45m)

Bedroom 1 16'0" x 9'6" (4.88m x 2.90m)

Bedroom 2 10'0" x 8'0" (3.05m x 2.44m)

Bedroom 3 10'0" x 7'5" (3.05m x 2.28m)

Bathroom 6'11" x 6'5" (2.12m x 1.98m)

Extras

All blinds, light fittings, floor coverings, garden shed, wardrobe, integrated fridge-freezer and double oven included in the sale. Washing machine and bed frame in master bedroom are negotiable.

Key Info

Home Report Valuation: £215,000

Total Floor Area: 82m2 (885 ft2)

Parking: Residents shared

Heating System: Gas

Factor Fee: £35 per quarter (approx)

Council Tax: D - £2115.84 per year

EPC: B

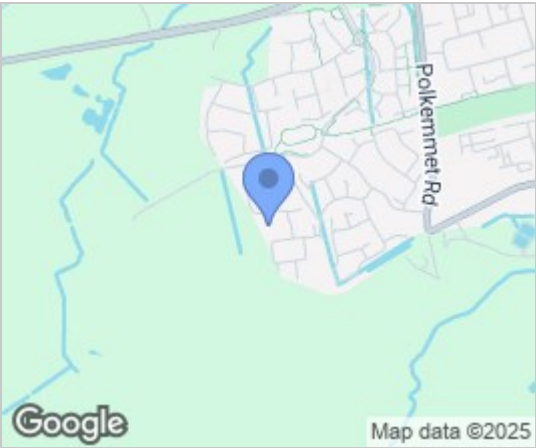
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Area Map



Floor Plans



Energy Efficiency Graph

