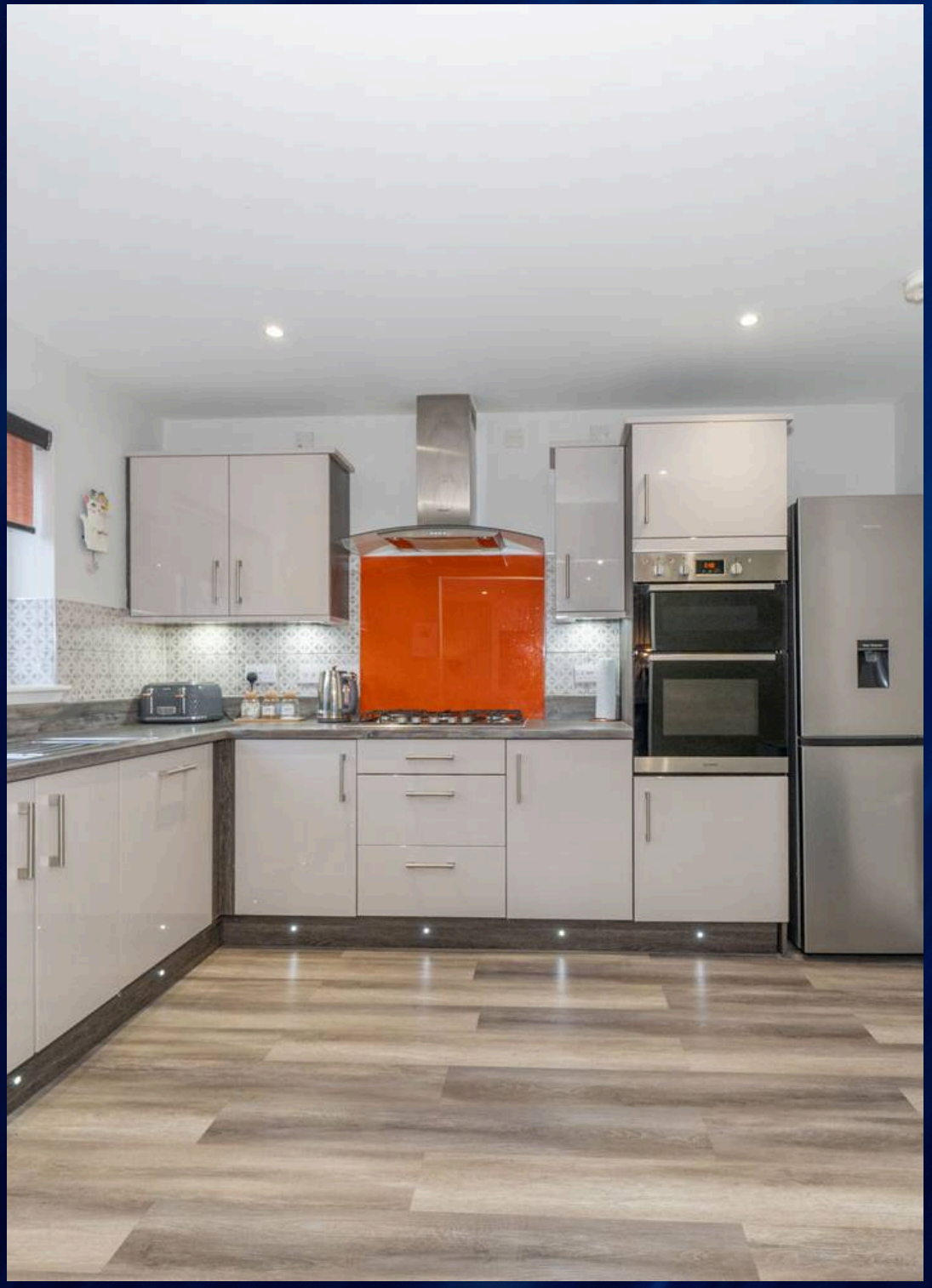


RE/MAX Property

100 Hare Moss View, Whitburn

Offers Over £345,000



Rodaidh MacDonald and RE/MAX Property are delighted to present this inviting four-bedroom home in Whitburn. With multiple living spaces, a modern kitchen and a flexible converted garage, it offers plenty of room for family life, complemented by countryside views from outside the property.

The accommodation comprises an entrance hallway, a spacious lounge with French doors to the rear garden, a kitchen, a separate dining room, a utility room, a downstairs toilet and a family room. Upstairs are four bedrooms, including a principal bedroom with an en suite, and a family bathroom. Outside, the property benefits from front and rear gardens and a multi-car driveway.

Additional Items
All fitted floor coverings, kitchen items mentioned, blinds and light fittings are included in the sale. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

Whitburn offers a range of local shops and everyday amenities, with further shopping, restaurants and leisure facilities available in nearby Livingston. The town has its own leisure centre with a swimming pool and gym, while nearby Polkemmet Country Park provides woodland walks, open space, a golf course and a children's play area. The surrounding West Lothian countryside offers further opportunities to enjoy the outdoors. Whitburn also benefits from access to the M8 motorway, providing connections towards Edinburgh, Glasgow and the wider central belt. With a combination of local amenities, outdoor spaces and transport links, the town provides a convenient setting for family life. The Home Report can be downloaded from the RE/MAX Property website.

Entrance Hallway
A welcoming entrance hallway introduces this attractive family home and provides access to the ground-floor accommodation and stairs to the upper level. Finished with painted walls and wood-effect flooring, the hallway offers a practical space to welcome guests and move between the home's living areas.

Lounge
15' 10" x 14' 4" (4.83m x 4.38m)
A spacious and welcoming lounge offers a wonderful setting for relaxing with family or entertaining friends. The room features a striking media wall with an inset fireplace and television area, creating an attractive focal point. French doors open towards the rear garden, bringing natural light into the space and connecting indoor and outdoor living. An opening through to the kitchen provides a sociable layout, with wood-effect flooring continuing through the room.

Kitchen
11' 1" x 8' 10" (3.39m x 2.69m)
A well-appointed kitchen offering a practical space for everyday cooking and family life. A range of fitted wall and base units provides storage, complemented by worktop space and a colourful splashback. The kitchen includes an integrated oven and hob, wine fridge, with space for a freestanding fridge freezer, and a window allows natural light into the room. An opening connects the kitchen to the lounge, allowing conversation to flow between the spaces.

Dining Room
11' 3" x 8' 11" (3.43m x 2.71m)
A bright and inviting dining room, ideal for gathering the family together or entertaining friends. The attractive front-facing bay window allows plenty of natural light to flow into the room, while painted walls and wood-effect flooring create a contemporary backdrop. The room offers flexibility for dining furniture and additional storage.













Utility Room
5' 6" x 5' 3" (1.67m x 1.59m)
A separate utility room offers a practical space for keeping laundry and household tasks away from the main living areas. Fitted base units and worktop space provide useful storage and working space, with room for a washing machine. An external door gives direct access to the rear garden, making this a convenient addition for busy families and pet owners.

Downstairs Toilet
5' 5" x 3' 5" (1.65m x 1.03m)
A convenient downstairs toilet, ideally placed for everyday family life and visiting guests. The room is fitted with a toilet and wash hand basin, with tiled splashbacks, painted walls and wood-effect flooring creating a practical, well-presented finish.

Family Room / Converted Garage
17' 1" x 8' 1" (5.21m x 2.47m)
This additional reception room offers a versatile space to suit the needs of a growing family. Currently arranged as a sitting room, it could equally be used as a children's playroom, home office or a quieter space to relax. A front-facing window allows natural light into the room, while painted walls and wood-effect flooring provide a contemporary finish.

Stairs and Landing
Carpeted stairs lead to the upper landing, providing access to the bedrooms and family bathroom. The landing offers a useful storage cupboard and access to the attic via a hatch. Further features include painted white walls, carpeted flooring, a radiator, ceiling light and smoke detector.

Primary Bedroom
12' 5" x 11' 1" (3.79m x 3.39m)
The spacious primary bedroom offers a comfortable retreat with room for a bed and additional furniture. Built-in wardrobes provide useful storage, while a window allows natural light into the room. Finished with painted walls and carpeted flooring, the bedroom also benefits from direct access to its own private en suite.

En Suite
9' 1" x 4' 7" (2.76m x 1.39m)
The primary bedroom is complemented by a private en suite fitted with a shower enclosure, wash hand basin and toilet. Tiled walls provide a coordinated finish, while a window brings natural light into the space. A practical addition that provides added convenience and privacy.

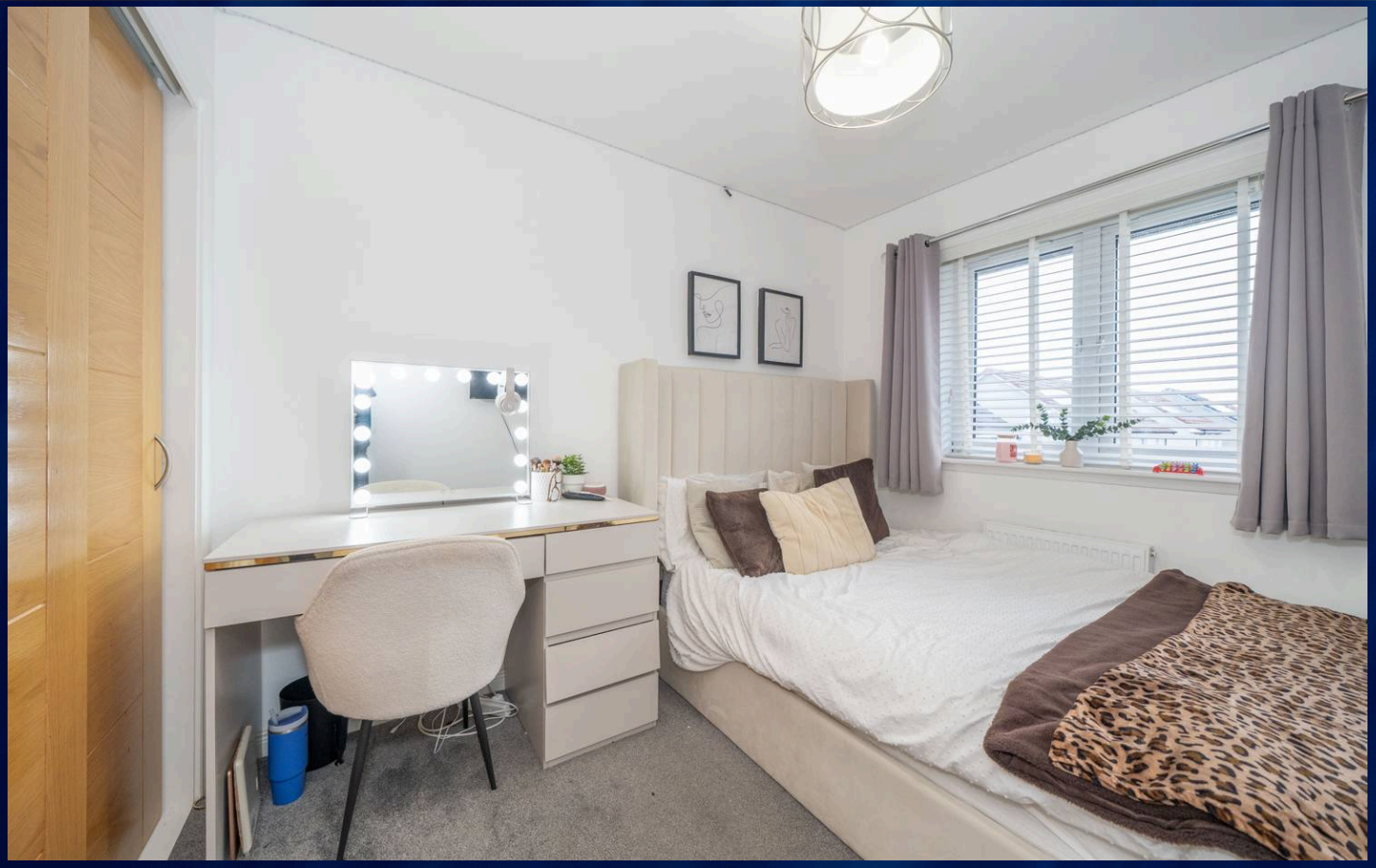
Bedroom Two
13' 3" x 8' 10" (4.03m x 2.68m)
A generously proportioned bedroom offering space for a bed alongside additional freestanding furniture. A window allows natural light to fill the room, while painted walls and wood-effect flooring create a contemporary finish. The room offers a comfortable and adaptable space for family members or guests.

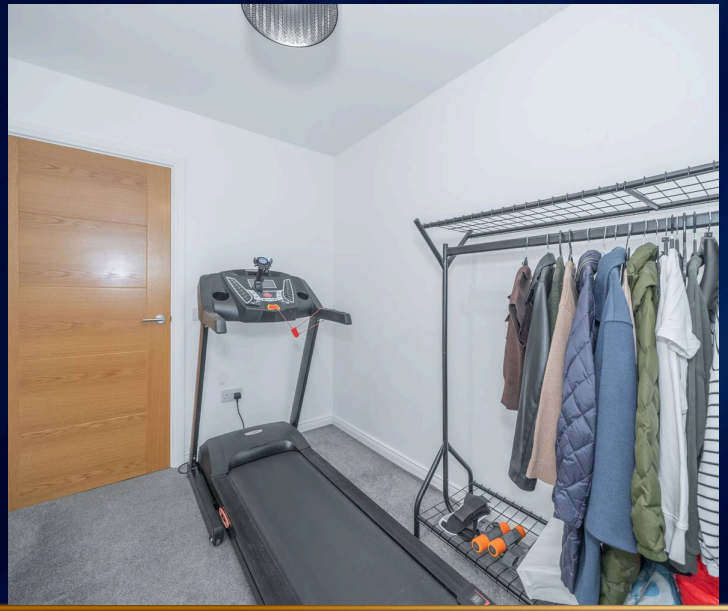
Family Bathroom
8' 6" x 6' 2" (2.59m x 1.88m)
A spacious family bathroom fitted with a bath, separate shower enclosure, wash hand basin and toilet. The separate bath and shower offer flexibility for a busy household, while tiled walls provide a coordinated finish. A window allows natural light into the room, which also benefits from a radiator.

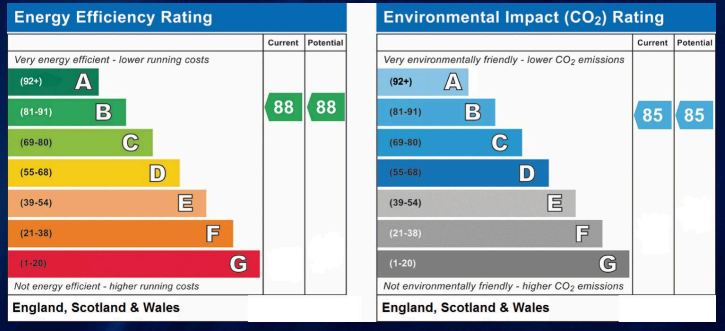












Bedroom Three

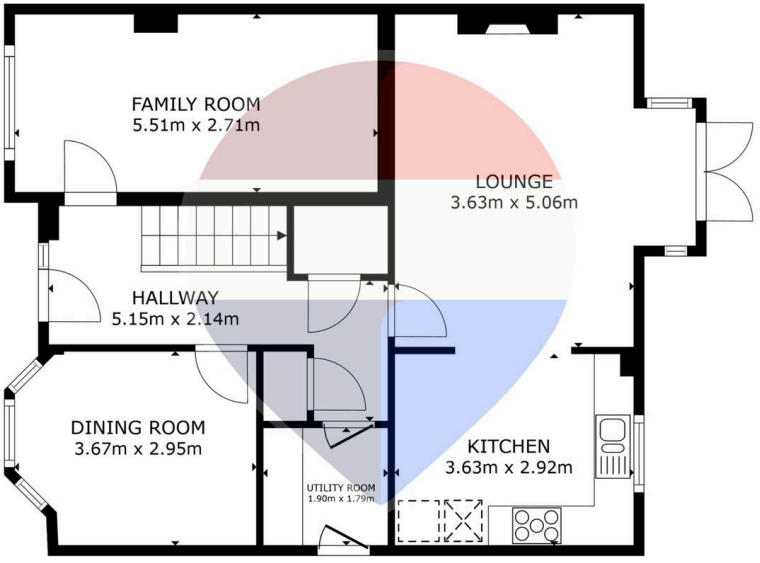
9' 7" x 8' 3" (2.93m x 2.51m)

A bright and welcoming bedroom with space for a bed and additional freestanding furniture. A window allows natural light into the room, while painted walls and carpeted flooring provide a comfortable finish. The room offers flexibility for use as a bedroom, nursery or home office.

Bedroom Four

9' 7" x 7' 0" (2.91m x 2.13m)

Currently used as a home gym, this versatile room can be adapted to suit a variety of needs, whether as a bedroom, exercise room or dedicated home office. A window brings natural light into the space, which is finished with painted walls, carpeted flooring and a radiator.

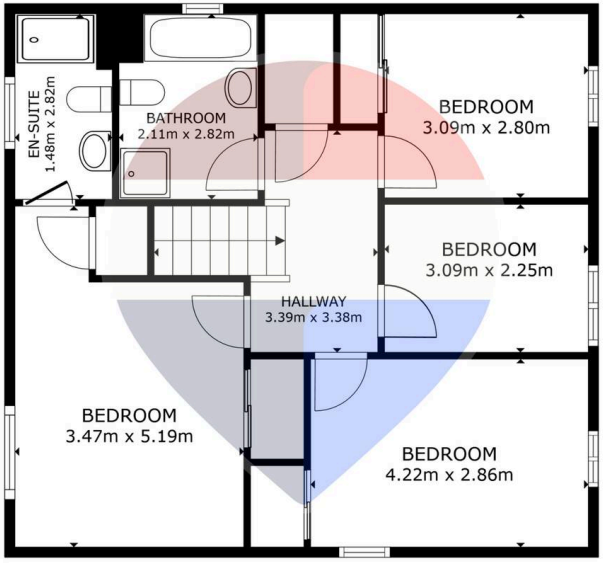


FLOOR 1

RE/MAX PROPERTY

GROSS INTERNAL AREA
FLOOR 1 75.9 m² FLOOR 2 70.6 m²
TOTAL : 146.4 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



FLOOR 2

RE/MAX PROPERTY

GROSS INTERNAL AREA
FLOOR 1 75.9 m² FLOOR 2 70.6 m²
TOTAL : 146.4 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



REMAX Property

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Sales particulars aim for accuracy but rely on seller-provided info. Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries. Covered by Consumer Protection from Unfair Trading Regulations 2008.