



73 Hare Moss View

Heartlands, Whitburn, EH47 0DN

Offers over £210,000



Enjoying a peaceful position with open outlook across fields to the south, this 3 bedroom terraced property within the Heartlands development in Whitburn offers an ideal first step onto the property ladder for a couple or young family. Located in quiet Hare Moss View at the southern edge of the estate, the property is a perfect base for those looking to settle in this exciting location. The development has proved popular with buyers of all ages, with those commuting throughout the central belt finding it especially useful given the easy access to the M8 motorway. A host of shops and amenities have opened within the area in recent years to add to the existing offering found within Whitburn itself, where a range of schooling for all ages can be found alongside additional shopping and recreational facilities. Heartlands offers excellent walking routes throughout the development, linking to popular Polkemmet Country Park which is a much loved asset within the town.



Client Comments

"A truly happy home, with many memories for our young family made here. We will be genuinely sad to leave it, but hope that someone else will continue making their own happy memories here. The views from the living room are so beautiful and peaceful, and we couldn't have asked for friendlier, more helpful neighbours."

Description

Built in late 2020 as part of an exclusive phase by Allanwater Homes, this "Kintail" style is tastefully presented throughout and ready for the new owner to move in and enjoy. Boasting almost 900 sqft of accommodation, the property is a excellent step onto the ladder for buyers looking to move to this family friendly neighbourhood. The living room is a perfect space to relax and unwind, presented in tasteful neutral tones with flooring running seamlessly through to the kitchen. The fitted kitchen is equipped with a good range of sleek storage cabinets, space for all the essential appliances and ample room for dining to accommodate everyday meals with family and friends. Sliding patio doors lead directly to the rear garden area. A ground floor WC offers everyday convenience with good storage from an understair cupboard. To the upper level are the 3 well-proportioned bedrooms, ideally suited for a young family or those looking to feature space for home working. The master offers fitted wardrobes, with a further cupboard to the hallway for linen and storage of other everyday items. The bathroom comprises a 3 piece suite with electric shower mounted above the bathtub. Gas central heating from a combi boiler offers an efficient heating system, alongside solar panels which help supplement electricity consumption. Garden grounds can be found at both the front and rear, with the enclosed rear garden landscaped for easy maintenance with an artificial lawn and decked terrace for enjoying the sunny weather or alfresco dining. Gated 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 15'1" x 11'9" (4.61m x 3.60m)

Kitchen 15'11" x 12'4" (4.87m x 3.77m)

WC 5'10" x 4'1" (1.78m x 1.25m)

Bedroom 1 16'0" x 9'9" (4.90m x 2.98m)

Bedroom 2 10'5" x 8'7" (3.20m x 2.63m)

Bedroom 3 10'5" x 7'8" (3.20m x 2.35m)

Bathroom 6'11" x 6'9" (2.12m x 2.06m)

Extras

All blinds, light fittings, floor coverings, integrated appliances & wardrobe in 2nd bedroom if the buyer would like it are included in the sale.

Key Info

Home Report Valuation: £215,000
Total Floor Area: 82m2 (885 ft2)
What3words: ///flushes.butternut.pokers
Parking: Residents Car Park
Heating System: Gas
Council Tax: D - £2279.91 per year
EPC: B

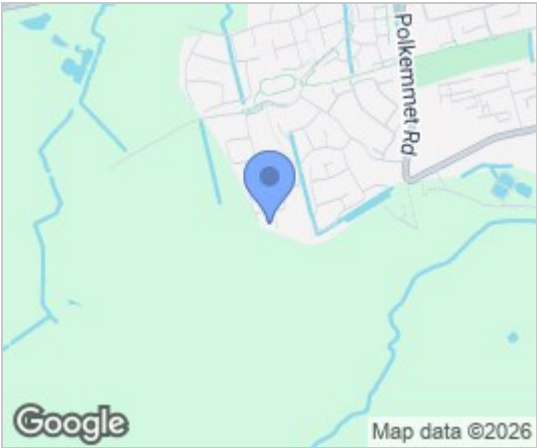
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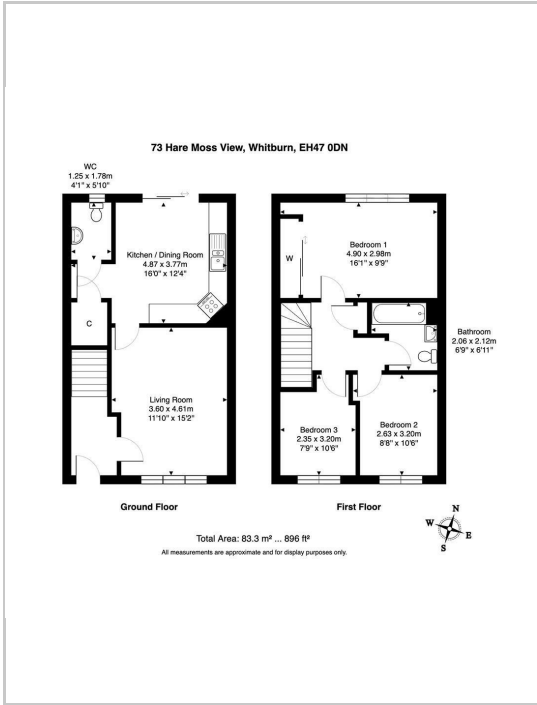
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Area Map



Floor Plans



Energy Efficiency Graph

