



- Beautiful Semi Detached House
- 3 Generous Bedrooms - 1 En Suite Shower Room
- Stunning Kitchen/Diner
- Well Proportioned Lounge
- Driveway & Gardens
- Solar Panels

Alba Property View ...

*"Show Home Quality - Modern,
stylish and perfect in every way"*

11 Hare Moss View, Whitburn, EH47 0DN

Offers Over £165,000



Alba Property are delighted to present for sale this stunning, well-proportioned three-bedroom family home located within the highly desirable Heartlands development of Whitburn, West Lothian. This modern Allanwater Home is beautifully presented throughout, and early viewing is advised to appreciate the quality and accommodation on offer. Accommodation comprises of entrance hallway, handy cloakroom, front facing lounge, striking kitchen/diner, master bedroom with en suite, two further bedrooms and family bathroom. The property benefits from quality flooring, USB charging points, driveway to front for two cars and private landscaped rear garden. Gas central heating with high energy efficient boiler, solar roof panels and double glazing ensure all year-round comfort.

Accommodation

Entrance Hallway 10' 0" x 4' 6" (3.05m x 1.37m)

The welcoming entrance hallway gives access to the cloakroom and lounge. Carpeted staircase gives access to the upper landing.

Lounge 14' 3" x 13' 2" (4.34m x 4.01m)

Elegantly proportioned lounge with window to front which allows an abundance of natural light to flood the room. A sophisticated room perfect for relaxing in the evening. Open plan to the kitchen/diner. Cupboard houses the boiler and offers additional storage. Laminate flooring.

Kitchen/Diner 17' 0" x 9' 2" (5.18m x 2.79m)

Contemporary kitchen/diner with a wide range of stylish wood tone and white high gloss base and wall mounted units. This exceptionally well-appointed kitchen is sure to be the hub of the home and a great space for entertaining and enjoying family meals. French doors overlook the gardens. Integrated double oven, 5 burner hob, full height fridge, full height freezer and dishwasher. Vinyl flooring.

Cloakroom

Downstairs cloakroom comprising of w.c, and wash hand basin. Window to front. Vinyl flooring.

Upper Landing

The bright upper landing gives access to the the bedrooms and the family bathroom. Hatch to the loft space. Storage cupboard





Bedroom 1 9' 11" x 9' 3" (3.02m x 2.82m)

Wonderful double bedroom supplemented with built-in wardrobes. Ample space for free standing bedroom furniture. Door gives access to the en suite shower room. Window to rear. Fitted carpet.

En Suite 5' 10" x 4' 11" (1.78m x 1.50m)

En suite with white w.c, wash hand basin and shower cubicle. Splash back tiling to walls and ceiling spotlights. Vinyl flooring.

Bedroom 2 9' 11" x 8' 11" (3.02m x 2.72m)

Second double bedroom with built-in wardrobes. Ample space for bedroom furniture. Window to front. Fitted carpet.

Bedroom 3 (measurements at widest) 10' 1" x 8' 7" (3.07m x 2.61m)

Generous bedroom with window to front. Fitted carpet. Beautifully styled with a feature wallpaper to one wall.



Family Bathroom 6' 8" x 6' 3" (2.03m x 1.90m)

Completing the accommodation is the family bathroom. Comprising of white w.c, bath and wash hand basin. Appealing cream splash back tiling to walls and wooden effect vinyl flooring finish the look perfectly. Window to rear.

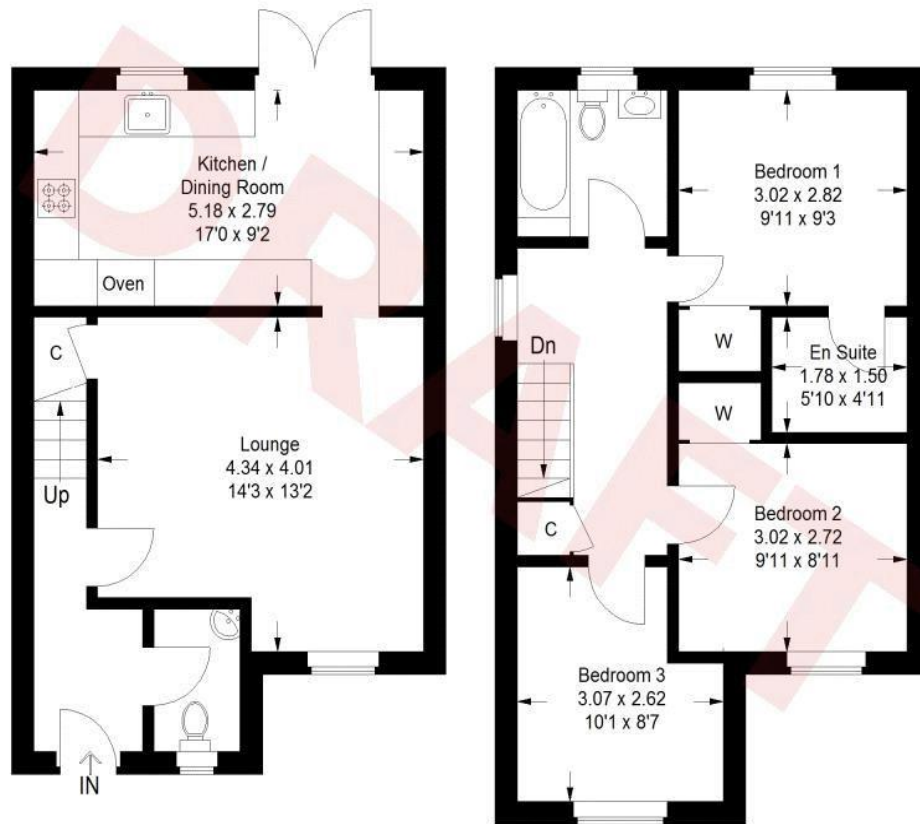
Externally

Externally, this home boasts driveway with security light o front for two cars. The rear garden with security light has a fantastic open outlook and is the ideal spot to enjoy the summer months. The garden has artificial grass for easy maintenance, paved and chipped areas for al fresco dining. Hot and cold water tap and outdoor electric socket. The garden shed is included within the sale price.



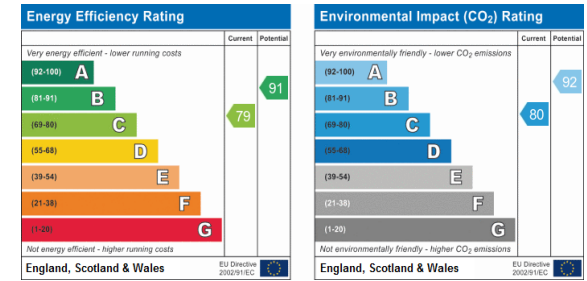
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Approximate Gross Internal Area = 85.2 sq m / 917 sq ft



Ground Floor

First Floor



Extras (Included in Sale)

All floor coverings, light fittings, blinds, curtains, curtain poles, integrated double oven, 5 burner hob, full length fridge, full length freezer, dishwasher, multi zone hive system and garden shed.

Factor fee circa £40 a quarter.

Area

Whitburn has a good selection of shops and local services, including nurseries, Primary and Secondary schools. Whitburn is well served by bus services and is well placed for accessing the M8 motorway network. Bathgate and Armadale Train Stations are also close by offering regular services to all major cities, making this an ideal location for the commuter.

Viewing/Offers

Please call Alba Property to arrange a viewing. All offers should be submitted via Alba Property- Email Sales@AlbaProperty.co.uk

Notes: Prospective purchasers are requested to note formal interest with Alba Property as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest, or any, offer. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are taken at the widest and longest points and are approximate. Photos may have been taken with a wide angle lense and images may have been subject to digital editing. Moveable items or electrical goods illustrated are not included within the sale unless specifically included in writing. We have not tested the electricity, gas or water services, heating systems or any appliances. No Warranty is implied or given.



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