



5 Hawthorn Drive, Harthill

Offers Over £150,000



## 5 Hawthorn Drive

### Harthill

Welcome to Hawthorn Drive, Harthill, a well maintained three bedroom semi detached home offering spacious accommodation, two bathrooms and excellent outdoor space. Lovingly owned for over 40 years, this property has been carefully looked after and provides a fantastic opportunity for families seeking a comfortable home in a convenient and well connected location. The property further benefits from an east facing rear garden, a three car driveway and a large wooden garage.

Upon entering, you are welcomed into a bright and spacious hallway with useful storage positioned underneath the stairs. To the right hand side, at the front of the property, sits the lounge, a cosy and inviting space that comfortably accommodates two large sofas along with a media wall. A fireplace creates a focal point for the room, making it an ideal space for relaxing in the evenings.

To the rear of the home is the open plan kitchen and dining area, which has been renovated and offers excellent space for everyday living and hosting. The kitchen is fitted with white matte cabinetry, generous worktop space and splashback tiling. It features a four point gas hob, integrated oven, integrated fridge freezer and space for additional white goods. There is ample room for a dining table for around four people, while rear facing windows allow natural light to fill the space.

Also located on the ground floor towards the rear is the main bathroom, which is fully tiled and comprises a three piece suite including a standing shower, providing practical and convenient ground floor facilities.



Upstairs, the landing is bright and spacious and includes a useful linen cupboard. There is also an additional WC on this level, fitted with a toilet and wash hand basin, adding further convenience for family living.

The property offers three well proportioned double bedrooms. The principal bedroom is positioned towards the front of the home and comfortably accommodates a king size bed with bedside cabinets, while also benefiting from a large fitted wardrobe. Bedroom two, located to the rear, accommodates a double bed with bedside cabinets and offers space for additional wardrobe furniture. Bedroom three is another versatile double bedroom that can comfortably fit a double bed with bedside cabinets and can easily be configured as a bedroom, office or guest room.

Externally, the property enjoys a generous east facing rear garden which provides a private outdoor space ideal for relaxing or entertaining. A large wooden garage offers excellent additional storage or workshop potential. To the front, the property benefits from a spacious three car driveway, providing ample off street parking.

Hawthorn Drive is ideally located within Harthill, close to Alexander Peden Primary School. The property offers excellent transport links with easy access to the M8, making commuting to Edinburgh and Glasgow straightforward. Local amenities are available nearby in Harthill and Whitburn, including Asda, Scotmid and further retail options within the Heartlands development. Polkemmet Country Park is also close by, offering fantastic outdoor space and walking routes, while Armadale Train Station is a short drive away providing rail links to Edinburgh and Glasgow. This is a fantastic opportunity to secure a well maintained family home in a convenient and popular location.

Nestled in the charming village of Harthill, this area enjoys a prime position almost equidistant between Glasgow and Edinburgh, making it a desirable location for prospective homebuyers and commuters alike. Harthill is a village teeming with community spirit and local amenities, promising an idyllic lifestyle for future residents.

Home Report Value- £155,000

EPC - D

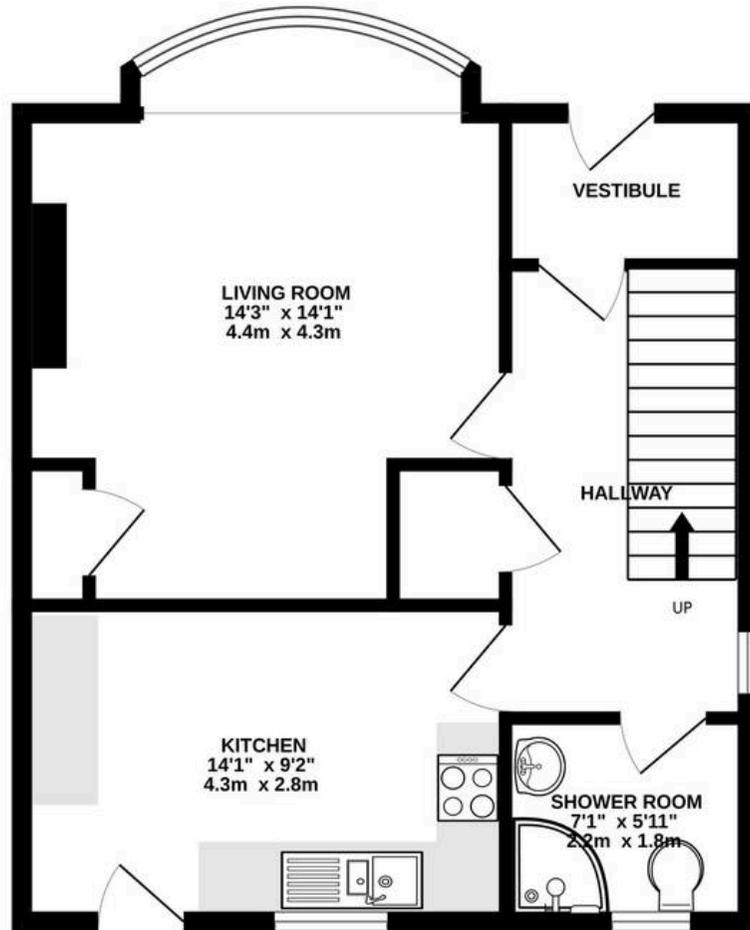
Council Tax Band - A

Square Ft- 1033/ 96m2

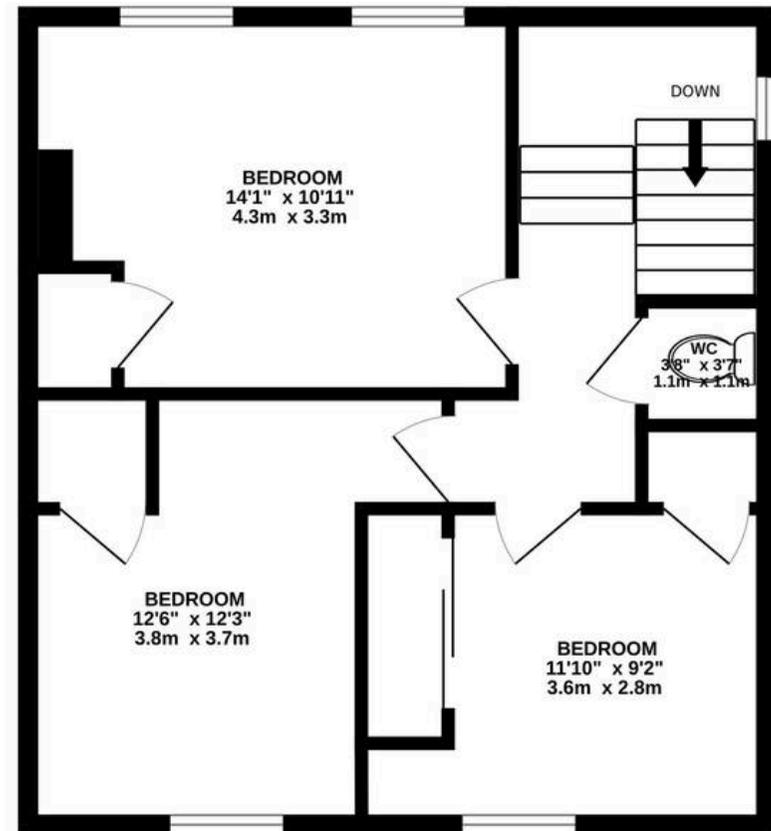
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GROUND FLOOR  
514 sq.ft. (47.8 sq.m.) approx.



1ST FLOOR  
501 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA : 1015 sq.ft. (94.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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