



RE/MAX PROPERTY



Eagles View, Livingston,
West Lothian, EH54 8AE



****Spacious 2 Double Bed Apartment****

One for the viewing list!

Janice Bennie and RE/MAX Property proudly present this apartment on the 4th floor, offering breathtaking views of the surrounding Golf Course in the sought-after residential area of Deer Park, Livingston. This welcoming space features a bright entrance hallway, an open-plan lounge/dining kitchen, 2 bedrooms, a modern bathroom, and an ensuite. Revel in the comforts of gas central heating, double glazing, recent upgrades, and allocated parking.

Nestled within the popular Eagles View community, this property seamlessly blends tranquility with convenience. With Deer Park Golf & Country Club nearby and scenic walking paths just steps away, residents have ample opportunities to appreciate the outdoors. Livingston, with its diverse amenities, further enhances the property's appeal. From supermarkets and cinemas to bars, restaurants, and sports facilities, everything you need is within easy reach, ensuring a lifestyle that perfectly balances leisure and convenience.

The home report can be downloaded from our website.

Freehold Council Tax Band D Factor Fee - £75 pcm

- **Fabulous Apartment**
- **Sought After Location**
- **Lounge/Dining Room**
 - **Kitchen**
- **2 Bedrooms, 1 With En-Suite**
 - **Ample Parking**

Entrance Hallway

Step inside through the welcoming wooden door into a spacious entrance hall, boasting carpeted flooring, central lighting and radiator. You'll find two ample storage cupboards, enhancing the practicality of this area. Serving as the central hub, this functional yet elegant space provides easy access to all the main rooms ensuring a seamless and convenient flow throughout the home.

Lounge/Diner

10' 6" x 13' 3" (3.19m x 4.05m)

The dining space is both spacious and adaptable, featuring a large picture window that showcases a stunning south-facing view of the Golf Course. This window allows an abundance of natural light to fill the room, creating a bright and inviting atmosphere. With carpeted flooring, modern central lighting, and a radiator for comfort, the room seamlessly blends style and coziness. Offering ample space for a dining table and chairs, you have the flexibility to arrange the furniture to suit your personal preferences and create the perfect dining setting.



Kitchen

11' 9" x 13' 3" (3.59m x 4.05m)

The open-plan kitchen seamlessly combines functionality and modern aesthetics, seamlessly blending with the lounge/diner. Illuminated by the large South facing window, the space is flooded with natural light, enhancing its contemporary appeal. The kitchen boasts chic wood effect laminate flooring, complemented by stylish central lighting, creating a sleek and inviting atmosphere. Equipped for culinary excellence, the kitchen features both base and wall units with a complimenting worktop. Integrated appliances, including a gas hob, electric oven, dishwasher, extractor fan, and a fridge freezer, catering for all your cooking needs.

Family Bathroom

7' 4" x 5' 9" (2.24m x 1.74m)

Welcome to this contemporary bathroom haven where style effortlessly meets functionality. The space showcases trendy vinyl flooring, providing a modern and practical foundation for your daily rituals. Bathed in a warm and inviting glow, the room is illuminated by a chic center light. The walls feature sophisticated part-tiled finishes, combining style with ease of maintenance. A heated towel rail adds a touch of luxury, seamlessly integrating into the overall contemporary design. The bathroom is equipped with a wall-mounted sink, offering both aesthetic appeal and space optimization. Completing the ensemble is a back-to-wall W.C., ensuring a seamless and streamlined look. This space harmoniously blends modern design elements for a stylish and comfortable retreat.

Primary Bedroom

13' 8" x 13' 4" (4.16m x 4.06m)

This bedroom is a modern sanctuary that effortlessly combines style and comfort. Greeted by the rear-view window, natural light floods the room, highlighting the carpeted flooring that stretches across the space. The ambiance is enhanced by the soft glow of central lighting, creating a welcoming atmosphere. This bright and spacious double room is not only aesthetically pleasing but also highly functional, featuring a radiator for personalised comfort. Organisation is made easy with the presence of double fitted wardrobes, providing ample storage while maintaining the room's sleek appearance. The bedroom is not just a retreat; it's a haven of convenience with seamless access to the en-suite, completing the contemporary living experience.

En Suite

5' 7" x 7' 2" (1.71m x 2.18m)

Welcome to the contemporary elegance of the en suite, a private oasis designed for both luxury and functionality. The focal point is a large, tiled shower, enclosed by a sleek glass screen, creating a spa-like retreat for your daily rejuvenation. The chic vanity unit cradles a stylish wash hand basin, adding a touch of sophistication to the space. This en suite is not just about aesthetics; it's thoughtfully designed with a modern W.C. seamlessly integrated into the ambiance. Completing the ensemble is a stylish towel rail, ensuring both warmth and convenience within arm's reach. The combination of clean lines, modern fixtures, and thoughtful design transforms this en suite into a contemporary haven, where every detail is curated for an indulgent and refreshing experience.

Bedroom

12' 6" x 13' 10" (3.81m x 4.22m)

The second bedroom is where comfort meets thoughtful design. The room features plush carpeted flooring that adds a touch of warmth and coziness to the space, creating a comfortable retreat. Natural light pours in from the rear-facing window, providing a serene view and enhancing the overall contemporary feel. Effortlessly combining style with functionality, the second bedroom is equipped with built-in wardrobes, offering ample storage space while maintaining a sleek and uncluttered aesthetic. This room is a tranquil haven, providing a perfect balance of modern design elements and practicality for a restful and stylish living experience.







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Scotland	EU Directive 2002/91/EC		

Environmental (CO ₂) Impact Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92-100) A			
(81-91) B		86	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
Scotland	EU Directive 2002/91/EC		



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