



**RE/MAX** PROPERTY



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54 Eagles View, Livingston  
West Lothian EH54 8AE

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This superb apartment has been modernised throughout and is an ideal locale, with wonderful views of the golf course. Just bring your furniture and enjoy the view from here. This fabulous flat, is in the popular residential area of Eagles View, which seamlessly blends tranquillity with convenience. With Deer Park Golf and 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. An ideal location for the commuter with easy access across the central belt and only a short drive to Edinburgh airport.

## **Entrance**

The immaculate grounds provide an inviting approach into a well-maintained communal entrance. The lift allow access to the upper floors. Entry to this modernized home is inviting with a neutral carpet fitted to the floor and neutrally painted walls. A storage cupboard and a utility cupboard provide storage. Two ceiling lights, a smoke detector, a radiator and power points complete this area.

## **Open Plan Lounge, Dining and Kitchen**

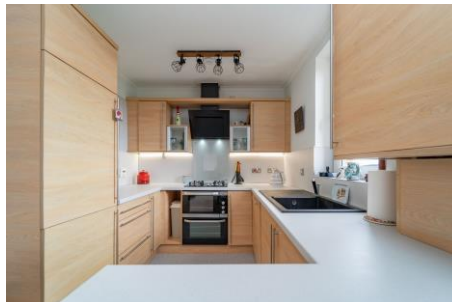
**10.373m x 2.224m widening to 4.796m then narrows to 3.307m (34'00" x 07'03" widening to 15'08" then narrows to 10'09")**

Prepared to be blown away by the spectacular views over the golf course. The whole area has been finished with neutral décor throughout. There is carpeting in the lounge and dining areas and vinyl in the kitchen, with neutral tones to all the walls. There are several windows on all sides to allow in lots of natural light and all providing wonderful views. There are wall lights in the lounge and dining area and ceiling lighting in the kitchen. Several floor and wall kitchen cabinets, finished in a wood effect, blend with neutral work surfaces and wet wall splashbacks. There is a large, full height cabinet integrating the fridge-freezer, plus an electric oven, a four-ring gas hob and a cooker hood, which will all be included in the sale. A black sink with a drainer. Power points, three radiators, a smoke detector and a heat detector are all supplied.

## **Main Bedroom**

**3.415m x 2.531m (11'02" x 08'03")**

This delightful room has a neutral carpet to the floor and neutrally finished walls. The integrated wardrobes are fitted with down lights, which are enhanced by ceiling lighting. Power points, a radiator and a window are also included.



### **En-Suite Shower Room**

**2.212m x 1.360m (07'03" x 04'05")**

This lovely room is decorated with mirrored cupboards directly above a concealed cistern toilet. This is paired with a white wall mounted sink and a separate shower cubicle with wall mounted shower. There is tiling to the walls and floor providing a crisp clean feel. A window to the side of the property allows in natural light and there is a ceiling light. An extractor, a radiator and a shaving socket are provided.

### **Second Bedroom**

**2.979m x 2.594m (09'09" x 08'06")**

This spacious room is finished with neutral paint to the walls and a neutral carpet to the floor to enhance the modern décor. A fabulous window to the side allows in natural light and a ceiling light enhances this. Modern wardrobe storage with downlights brightens the room. A radiator and power points complete the room.

### **Family Bathroom**

**2.001m x 1.396m (06'06" x 04'06")**

This charming room has been finished in contemporary décor with the floor and walls beautifully tiled. There are mirrored cupboards provide storage solutions. The white suite comprises of a bath with a wall mounted mains shower, a concealed cistern toilet and a white wall mounted sink. A ceiling light, an extractor and shaving socket are included.

### **Additional Items**

Tenure: Freehold. Council tax band: C. Factor fee: approx. £60 per month. There is one allocated parking space with the property and guest parking available. All fitted floor coverings and the kitchen items mentioned 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.

### **VIEWING**

Arrange an appointment through RE/MAX Property Livingston on 01506 418555 or with Sharon Campbell direct on 07960 996670.

### **OFFERS**

All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

### **INTEREST**

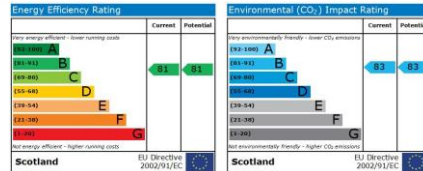
It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge







GROSS INTERNAL AREA  
FLOOR PLAN: 77 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



These particulars are prepared on the basis of information provided by our clients. Every effort has been made to ensure that the information contained within the Schedule of Particulars is accurate. Nevertheless, the internal photographs contained within this Schedule/ Website may have been taken using a wide-angle lens. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Floor plans are demonstrative only and not scale accurate. Moveable items or electric goods illustrated are not included within the sale unless specifically mentioned in writing. The photographs are not intended to accurately depict the extent of the property. We have not tested any service or appliance. This schedule is not intended to and does not form any contract. It is imperative that, where not already fitted, suitable smoke alarms are installed for the safety for the occupants of the property. These must be regularly tested and checked. Please note all the surveyors are independent of RE/MAX Property. If you have any doubt or concerns regarding any aspect of the condition of the property you are buying, please instruct your own independent specialist or surveyor to confirm the condition of the property - no warranty is given or implied.

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