





A Modern, Stylish 2-Bed Apartment

This fantastic apartment is in the popular area of Deer Park. A wonderful space for those looking for a modern way of life, this property in Eagles View will make a fantastic home. Sharon Campbell and RE/MAX property are delighted to bring this 2-bedroomed property to the market.

Nestled within the popular Eagles View community, this property 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 Hall

The entry door is a wood/metal composite door with a fire safe door closer, there's wood effect laminate to the floor, a neutral paint to the walls and two pendant style ceiling lights. This room is supplied with power points, a radiator, a smoke and heat detector and two storage cupboards to provide the optimal space.

Lounge

Dimensions 4.579m x 4.124m (15'00" x 13'06") This spacious lounge is decorated with neutral paint to the walls with a statement wall, complimentary wood effect flooring and 2 windows, one to the side and one to the rear. The kitchen has open plan access from here making dining/entertaining an ease. There are two ceiling lights, 2 radiators, aerial sockets and power points.

Kitchen

Dimensions - 3.045m x 2.498m (09'11" x 08'02") With many different features inside, the kitchen well serviced with an integrated induction hob, electric double oven and extractor hood with stainless steel splashback. There is also an integrated dishwasher, built-in space for a large fridge-freezer and built in wine rack. Pale painted walls and light tiled splashbacks match with the white frontages of the floor and wall units. Complimentary worktops and a double circular stainless steel sink with a chrome mixer tap complete the modern ambiance. The room is lit with a central spotlight fitting as well as in unit downlights, there is a window to the side of the property, power points. All white good are to be included in the sale.

Bedroom One

Dimensions - 3.079m x 2.684m (10'01" x 08'09") This inviting room has warm gray carpeting, neutral paint to the walls with a feature-coloured wall and a window to the rear of the property. This room has a large, folding door in-built wardrobe and access to the en-suite. There are 2 pendant ceiling lights, a radiator and power points.

En-Suite

Dimensions - 2.022m x 1.153m ((widens to 1.975m) (06'07" x 03'09" (06'05")) A white suite with modern wet wall panelling and a matching linoleum floor. There is a large shower cubicle with a glass sliding door, thermostatic mains shower with rainfall and handheld heads, a white concealed cistern toilet with white vanity sink on a white glossy storage unit. This room also holds a towel radiator, illuminated bathroom mirror and a ceiling rose light fitting.

Bedroom Two

Dimensions - 2.482m x 2.323m (08'01" x 07'07") Like the first bedroom, the floors are a warm gray carpeting with a neutral paint to the walls. There is a window facing the rear and a pendant ceiling light above. There is a radiator, power points and a folding door closet.



Main Bathroom

Dimensions – 2.302m x 1.685m (07'06" x 05'06") This bathroom is ideal with a lovely wall mounted white vanity sink with chrome mixer tap, white concealed cistern toilet and white bath with shower attachment chrome mixer tap. The stylish white tiles with feature strip and white tiled floor complete the calming feel of this room. An extractor fan, central pendant ceiling light, shaving socket and a large wall mounted mirrored cabinet complete the room.

Additional Items

Tenure: Freehold. Council Tax Band: D. Factor Fee – Ross & Liddle approx. £700pa All fitted floor coverings, window blinds 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. Any furniture omitted from this text is open to negotiation with the vendor.

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.

THINKING OF SELLING

To arrange your FREE MARKET VALUATION, simply call Sharon Campbell on 07960996670 TODAY.

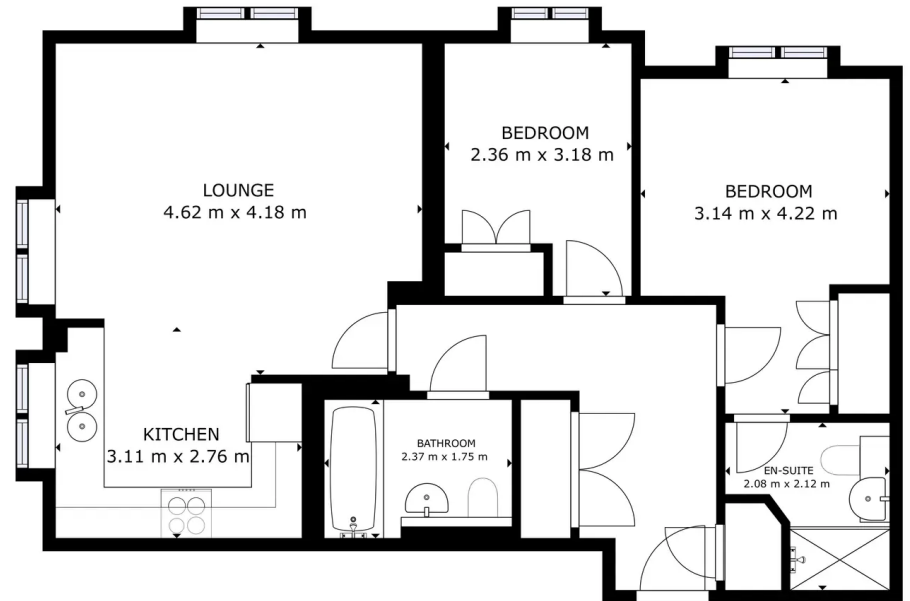


Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C	82	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	





RE/MAX Property

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Sales particulars aim for accuracy but rely on seller-provided info. Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries.