







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. 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, 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. Finished with laminate to the floor, 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 useful space.

#### **Lounge**

**4.579m x 4.124m (15'00" x 13'06")**

This spacious lounge is decorated with a feature wall, neutral paint to three wall and complimentary wood effect flooring. Two windows, one to the side and one to the rear are enhanced with two ceiling lights. Open plan to the kitchen makes entertaining an ease. Two radiators, television aerial sockets and power points are all supplied.

#### **Kitchen**

**3.045m x 2.498m (09'11" x 08'02")**

Well serviced with an integrated induction hob, electric double oven, cooker hood, a stainless steel plus tiled splashbacks, an integrated dishwasher, built-in space for a large fridge-freezer. Pale painted walls 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. A central ceiling spotlight fitting and in unit downlights. A window to the side of the property and power points complete the room.



### **Bedroom One**

**3.079m x 2.684m (10'01" x 08'09")**

This inviting room has warm grey carpeting, neutral paint to the walls with a feature-coloured wall and a window to the rear of the property. A large in-built wardrobe. two pendant lights, a radiator and power points are included

### **En-Suite**

**2.022m x 1.153m (06'07" x 03'09")** widens to 1.975m (06'05")

A white suite with modern wet wall panelling and a matching vinyl flooring. A large shower cubicle with a glass sliding door, thermostatic mains shower with rainfall and handheld heads, a back to wall toilet and a vanity sink, with storage unit. A towel ladder radiator, illuminated bathroom mirror and ceiling lighting finish the room.

### **Bedroom Two**

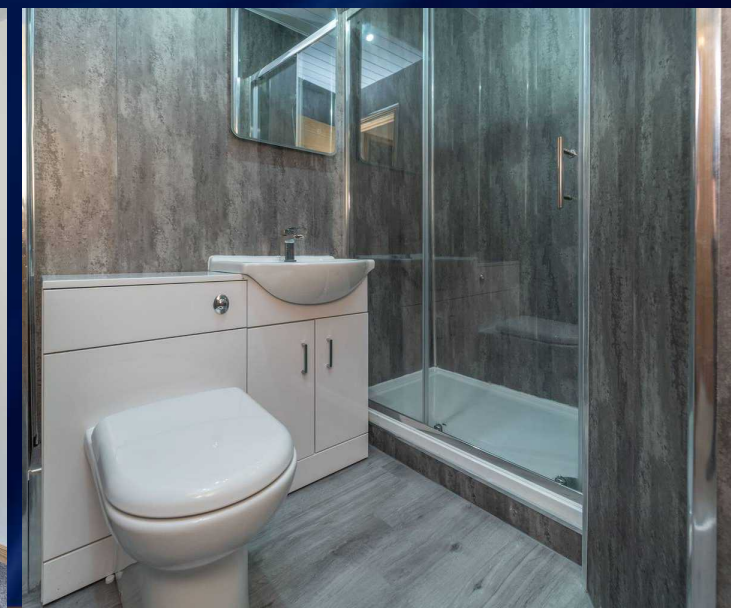
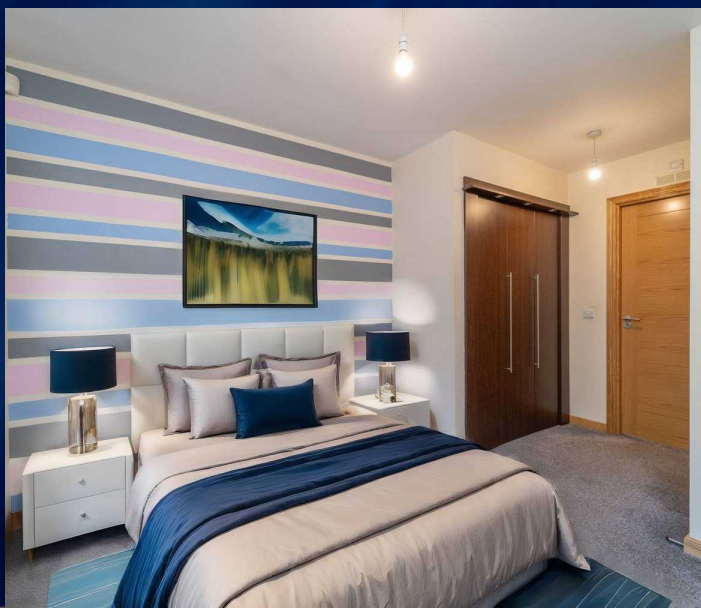
**2.482m x 2.323m (08'01" x 07'07")**

Continuing the contemporary decor, there is grey carpeting to the floor and neutral paint to the walls. A window facing the rear brings in natural light and there is a pendant ceiling light. A radiator, power points and a double wardrobe are all supplied.

### **Main Bathroom**

**2.302m x 1.685m (07'06" x 05'06")**

Fitted with a white suite including a wall mounted vanity sink, a back to wall toilet and bath with shower attachment. The stylish white tiles with feature strip and white tiled floor complete the calming feel of this room. An extractor fan, a 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>80</b>	<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>82</b>	<b>82</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	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.