



## Livingston | Eagles View | Offers Over £205,000

Experience modern luxury and stunning golf course views in this elegant three-bedroom apartment.





Welcome to 15 Eagles View, a modern three-bedroom apartment situated in the picturesque location of Deer Park, Livingston. Designed to delight families and first-time buyers alike, this second-floor abode, accessible via a convenient lift, offers luxury living with stunning panoramic views over the Deer Park Golf Course from every window.

Step onto the balcony directly from the kitchen and immerse yourself in the tranquil vistas while enjoying your morning coffee or evening tipple. The property boasts a spacious entrance hallway with laminate flooring, leading to an impressive generous utility store housing a washer/dryer with ample shelving.

The lounge/diner is a generous space featuring neutral decor and is semi-open plan to the contemporary kitchen, creating the perfect ambiance to unwind and revel in the spectacular outlook. The kitchen itself is a masterclass in sleek design, with integrated appliances, dual circular bowl sinks, splashback tiles, and a wide range of base and wall units.

The master bedroom, complete with fitted wardrobes and an elegant en-suite shower room, is a haven of sophistication, whilst the additional two double bedrooms offer spacious accommodation with fitted wardrobes and room for extra furniture, all presented in a neutral colour scheme.

The family bathroom is equipped with a crisp white three-piece suite with a shower above the bath, all finished with stylish tiling. Benefitting from gas heating, double glazing, chic oak internal doors, and chrome sockets, the apartment exudes modern comfort.

Parking is well catered for, with one allocated space and ample visitor parking. With its great location for motor links, this property is ideal for commuters and for those seeking a serene retreat with easy access to the outside world. Experience luxury living in its truest form.

Extras: Floor coverings, window fittings, integrated oven, hob, microwave, fridge/freezer and the free-standing washer/dryer (no warranty)





Location: Livingston is a vibrant town brimming with charm and modernity. Situated just a short drive from Edinburgh, Livingston offers a perfect blend of urban amenities and natural beauty.

At the heart of Livingston lies its bustling town centre, its range of shops, cafes, and restaurants beckon residents and visitors alike. From high-street retailers to quaint boutiques, there's something to cater to every taste and preference.

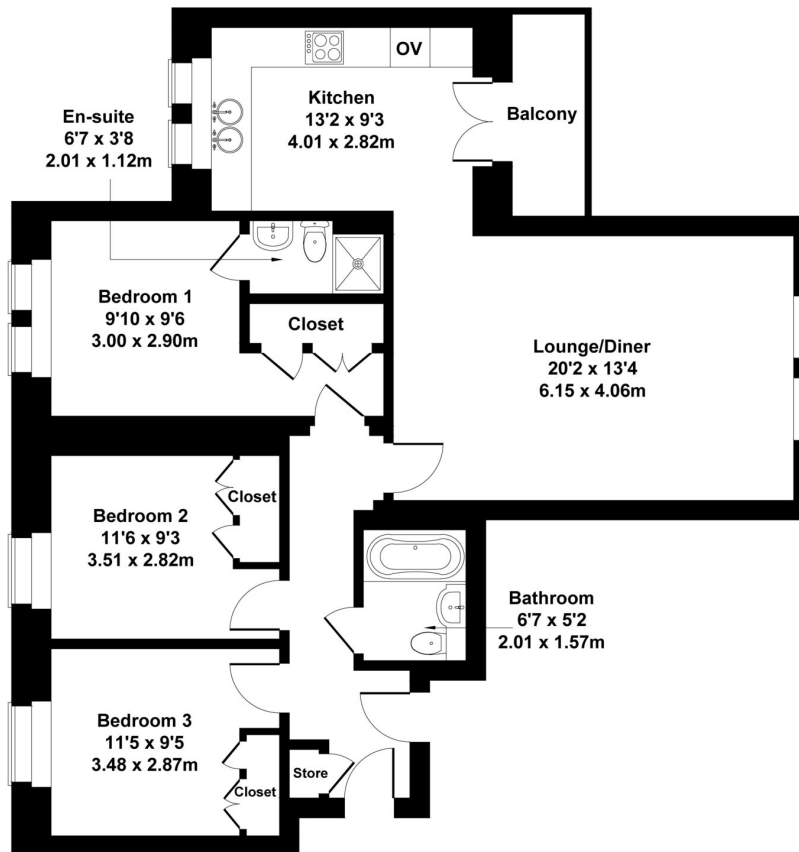
Livingston is blessed with an abundance of green spaces and recreational facilities. The picturesque Almondell & Calderwood Country Park provides a tranquil escape from the urban bustle, with its wooded trails, riverside walks, and picnic areas.

The town's well-planned layout incorporates schools, healthcare facilities, and community centres, ensuring that residents have access to essential services within easy reach.



## 15 Eagles View, Deer Park, Livingston

Approximate Gross Internal Area  
959 sq ft - 89 sq m



Not to Scale. Produced by The Plan Portal 2024  
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### All Enquiries

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Notes: Prospective purchasers are requested to note formal interest with Hometown Estate Agents as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest, or any, offer. These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract. Dimensions are taken at the widest and longest points and are approximate. Photos may have been taken with a wide angle lense and images may have been subject to digital editing. Moveable items or electrical goods illustrated are not included within the sale unless specifically included in writing. We have not tested the electricity, gas or water services, heating systems or any appliances. No Warranty is implied or given.