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Eagles View, Deer Park, Livingston, EH54
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Eagles View, Deer Park, Livingston



Enjoying captivating views over the prestigious Deer Park Golf and Country Club, this rarely available two-bedroom penthouse apartment combines high-quality finishes, an elegant interior design, and an abundance of natural light to offer a truly luxurious lifestyle.

The impressive layout centres around a bright and spacious open plan dining living room and kitchen complete with a south-east facing balcony. Both double bedrooms are south-west-facing, with one featuring a private balcony and the other benefiting from a design-led en-suite shower room. A sleek, contemporary bathroom completes the accommodation.

Set within a highly sought-after development with residents' parking, the property enjoys a prime location just a short drive from Livingston's excellent retail and leisure amenities, as well as convenient transport links to Glasgow and Edinburgh.

Offering a rare blend of style and comfort this outstanding residence presents a superb opportunity for refined modern living.

What's special about this house

- Luxurious two-bed penthouse apartment in a sought-after development on the edge of the exclusive Deer Park Golf and Country Club.
- South-east-facing open-plan dining living room and kitchen with a private balcony overlooking Deer Park Golf and Country Club. Boasting an elegant décor and an abundance of natural light, it is the perfect place to relax, dine, and entertain.
- Designer kitchen featuring illuminated handleless gloss white wall and floor cabinetry, quartz-effect worktops, a monochrome tiled splashback, and high-spec integrated appliances including an extractor hood, gas hob, and oven. There is informal dining for two.
- Beautifully appointed south-west-facing principal double bedroom with bespoke built-in wardrobes and a luxurious ensuite shower room featuring a hidden cistern WC, washbasin built into vanity, and chrome towel radiator.
- Stylish contemporary bathroom equipped with a chrome towel radiator, hidden cistern WC, washbasin built into vanity, and bath with wall-mounted shower.
- Shared landscaped grounds and residents' parking.

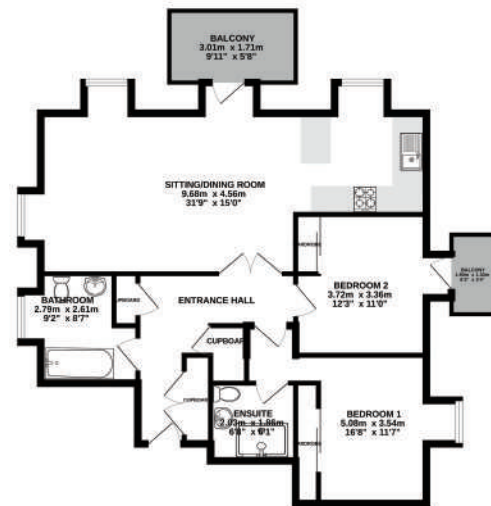


Location and Amenities

- Catchment for Carmondean Primary School and Deans Community High School.
- A peaceful and leafy residential setting.
- Opposite the exclusive Deer Park Golf and Country Club with its prestigious 18-hole course, beauty salon, thermal spa, swimming pool, gym, squash courts, and fitness classes.
- The Centre Livingston and Livingston Designer Outlet are a short ten-minute drive, providing a wide variety of high street stores, boutiques, caf  s, a VUE cinema, an ASDA supermarket.
- Ideal commuter location close to the M8 with easy access to Edinburgh (16 miles) and Glasgow (31 miles); the M9 is a short drive.
- Livingston North Railway Station with regular and swift links to Edinburgh and Glasgow is a 5-minute drive.
- Edinburgh International Airport is just 9 miles away from the property.

"Enjoying captivating views over the prestigious Deer Park Golf and Country Club, this two-bed penthouse apartment is located in a highly sought-after area"

Home Report valuation	�240,000
Internal floor area	79m2
School catchment	Carmondean Primary School & Deans Community High School
Council tax band	E
EPC Rating	B
Train station	Livingston North 2.4 miles



Dimensions

Kitchen/Dining/ Living Room	9.68 x 4.56m
Bedroom 1	5.08 x 3.54m
Bedroom 2	3.72 x 3.36m
En-suite	2.03 x 1.86m
Bathroom	2.76 x 2.61m
Balcony 1	1.90 x 1.03m
Balcony 2	3.01 x 1.71m

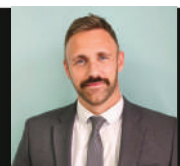
Extras

All floor coverings, light fittings, blinds, curtains, oven/hob, dishwasher, washing machine, tumble dryer, fridge/freezer, fridge, and freezer are included

NOT TO SCALE AND MEASUREMENTS ARE ONLY APPROXIMATE. For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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Pioneers in Property



Steven Irvine
Property Manager

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.