



85 Eagles View, Livingston

£199,000



85 Eagles View

Livingston, Livingston

Stunning, Move-In Ready Two-Bedroom Apartment This beautifully presented third-floor property in Deer Park offers a high specification throughout, featuring brand-new décor and modern finishes.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



Entrance Hall

A very welcoming entrance hall sets the tone for the property, featuring stylish Karndean flooring, spotlights to the ceiling and a modern vertical radiator. The hallway also benefits from two good-sized storage cupboards and provides access to the two bedrooms, bathroom and lounge. The property further benefits from an entry security system and fresh, modern décor throughout.

Lounge/ Diner

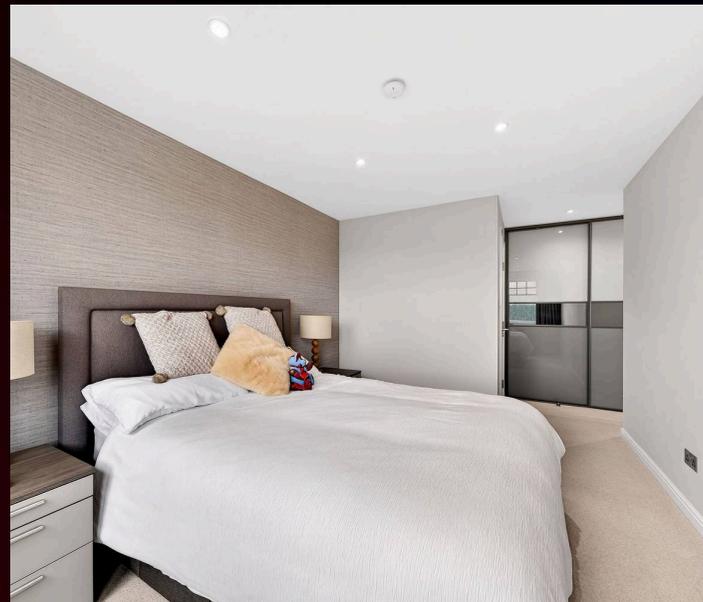
21' 10" x 10' 1" (6.65m x 3.08m)

An impressive and exceptionally spacious lounge/diner with a large front-facing window enjoying pleasant views over the golf course at Deer Park. The room has been beautifully upgraded with new carpet flooring and fresh modern décor, creating a bright and inviting living space. The open-plan layout flows seamlessly into the kitchen and offers ample space for a dining table and chairs, making it ideal for both everyday living and entertaining. A stylish feature wood shelving unit provides an attractive room divider while adding character and practicality.

Kitchen

10' 1" x 6' 6" (3.08m x 1.98m)

A beautifully presented, modern and well-equipped kitchen fitted with a range of high-quality appliances, including Neff appliances. The space benefits from a front-facing window, allowing for plenty of natural light, and features stylish Karndean flooring and contemporary ceiling spotlights. The kitchen is finished to a high standard with attractive wall tiling and elegant granite worktops, creating a sleek and practical workspace. Integrated appliances include an induction hob, oven and grill, fridge freezer and washing machine.



Bedroom One

18' 1" x 9' 6" (5.50m x 2.89m)

A lovely, spacious and airy bedroom enjoying an abundance of natural light from the front-facing window, which offers attractive views over the golf course at Deer Park. The room has been beautifully updated with new carpet flooring and fresh modern décor, creating a bright and comfortable space. Further features include ceiling spotlights and two large, fully fitted modern wardrobes providing excellent storage. The bedroom also benefits from direct access to a stylish en-suite shower room.



Bedroom Two

13' 0" x 9' 2" (3.95m x 2.80m)

An excellent second double bedroom with a front-facing window enjoying pleasant views over the golf course at Deer Park. The room is well presented with carpet flooring and fresh modern décor, creating a bright and comfortable space. Further features include ceiling spotlights, a modern radiator and a large double fitted wardrobe providing excellent storage. A well-proportioned and versatile bedroom, ideal for guests.

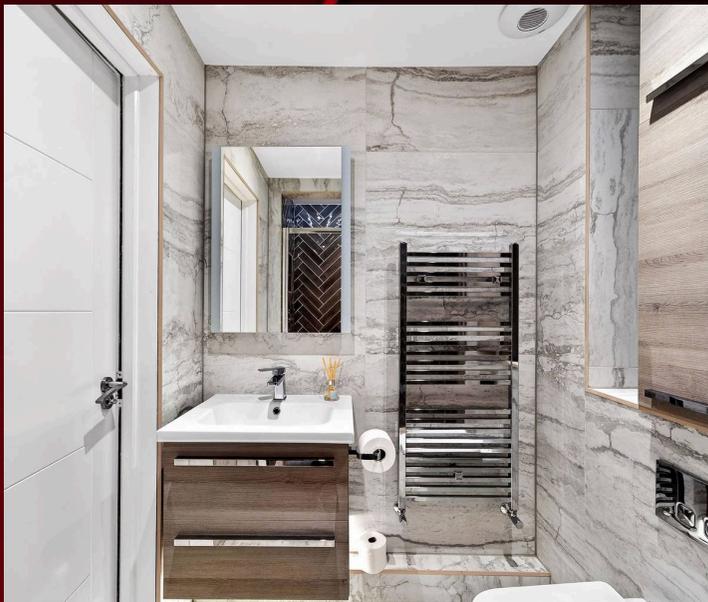
En Suite Bedroom One

A beautifully appointed and newly fitted modern en-suite shower room, finished to a high standard with stylish tiled flooring and coordinating wall tiles. The suite features a contemporary vanity sink with mixer tap and useful under-sink storage, along with a modern WC and a chrome heated towel rail. A standout feature is the walk-in double shower enclosure with sliding glass doors, fitted with a mains-powered shower, luxurious rainfall shower head and a convenient additional handheld shower attachment. This stunning en-suite is completed with fresh, modern décor, creating a sleek, stylish and highly functional space.

Bathroom

6' 6" x 5' 6" (1.97m x 1.68m)

A beautifully finished, contemporary bathroom presented to a high specification with stylish fully tiled walls and matching flooring, creating a sleek and elegant finish. The space is enhanced by modern ceiling spot lighting and an extractor fan, ensuring a bright and well-ventilated environment. The suite features a stylish vanity sink with mixer tap and useful under-sink storage, along with a modern vanity WC and a chrome heated towel rail. A full-size bath with mixer tap is complemented by a mains-powered over-bath shower and glass screen, offering both comfort and practicality. A modern wood feature shelving unit provides attractive display and storage space, adding character and functionality. Overall, this is a truly impressive bathroom, beautifully designed and finished to an exceptional standard.





COMMUNAL GARDEN

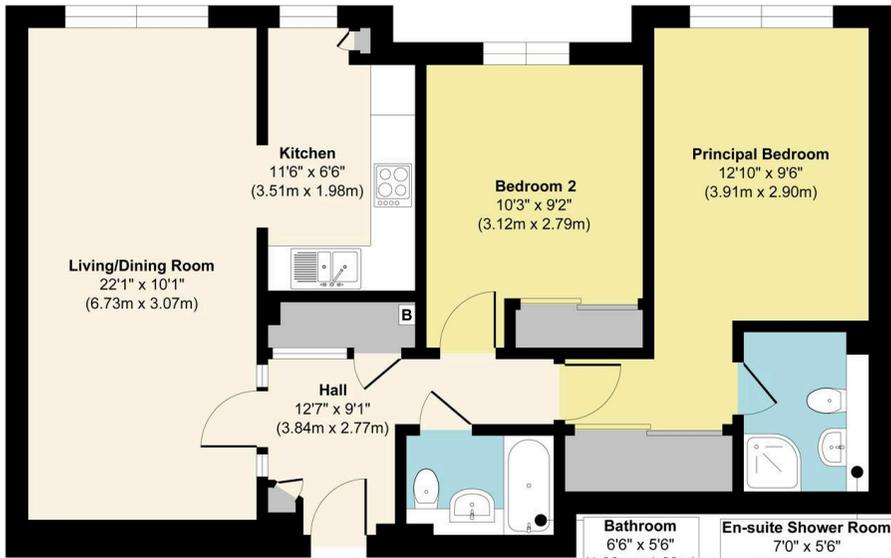
The development is surrounded by beautifully maintained green lawns, mature trees, and well-established shrubs and bushes, creating a peaceful and attractive setting. The mature landscaping enhances the overall character of the area and provides a welcoming atmosphere. A pleasant drive into the development adds to the sense of arriving somewhere special.

ALLOCATED PARKING

1 Parking Space

Deer Park benefits from well-maintained parking facilities, including allocated spaces for residents' vehicles as well as ample visitor parking. This makes parking convenient for both homeowners and guests, adding to the overall practicality and appeal of the development.





Third Floor

Approx. Gross Internal Floor Area 768 sq. ft / 71.36 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B	90	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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