



60 Eagles View, Livingston, EH54 8AE.

Offers Over £185,000



A wonderful two bedroom fifth floor apartment in the Deer Park area. This walk-in property would make an ideal purchase for an individual, couple or investor. Lorna MacDonald and RE/MAX Property delighted to offer to the market this home in Eagles View Livingston, EH54 8AE.

The location is ideal, with the local neighbourhood offering a wide variety of amenities. Located in Livingston, it is a short distance to The Centre and Livingston Designer Outlet Centre, where there is a vast array of facilities, including: a cinema, bars, restaurants, sport and leisure facilities, banks, building societies and professional services, as well as many supermarkets. Livingston is also well placed for the commuter with road links via the M8 motorway network to Edinburgh and Glasgow both of which offer International Airports. Livingston North is nearby. The Deer Park Country and Club and Golf Course is on your doorstep. There are several pleasant walks locally within the surrounding countryside. Nursery, primary and secondary schooling as also locally located.

Entrance Hallway

Access to the building is provided through a secure wooden and glass door, opening into a carpeted corridor. A lift ensures convenient access to all floors. The flat's entrance is through a wooden door, welcoming you into a modern interior featuring magnolia-painted walls and soft carpeting. Upon entry, you'll find a spacious storage cupboard that also houses a washing machine, included in the sale. Additionally, the hallway offers another practical storage cupboard. The space is well-appointed with two ceiling lights, an intercom handset, a smoke detector, a radiator, and ample power points, creating a functional and inviting entryway.

Lounge Diner

24' 2" x 10' 2" (7.37m x 3.09m)

This expansive social area is beautifully designed with soft carpeting underfoot and elegantly painted grey walls, creating a stylish and inviting atmosphere. The room offers ample space for both lounging and dining, making it ideal for entertaining or relaxation. A large window floods the space with natural light, enhancing its bright and airy feel. Additional features include two ceiling lights, a contemporary electric fireplace, a smoke detector, and multiple power points for convenience.

Kitchen

11' 11" x 6' 8" (3.62m x 2.04m)

The stylish kitchen boasts a range of wall and floor-mounted units with wood-effect fronts, beautifully complemented by sleek black laminate work surfaces and a combination of black and tiled splashbacks. The design is further enhanced by grey-painted walls and durable grey vinyl flooring, creating a modern and cohesive look. Key features include an under-counter oven and grill, a built-in four-ring gas hob with a stainless steel and glass extractor hood, an integrated fridge freezer, and an integrated dishwasher—all included in the sale. The sink area features a stainless steel basin with a drainer and a mixer tap. Natural light streams in through the window, while a ceiling light and under-counter lighting ensure the space is well-illuminated at any time of day. There is a breakfast bar area, positioned with views out the window. Additional features include a heat detector, a radiator, and power points, making this kitchen as functional as it is stylish.

Primary Bedroom

14' 9" x 8' 11" (4.50m x 2.72m)

A wonderful room which is finished with magnolia painted walls and carpet to the floor. The large window allows in natural light and is complemented by two ceiling lights. An illuminated built-in wardrobe provides an abundance of hanging and shelving space. A radiator and power points complete the room.

En-Suite

5' 1" x 6' 5" (1.56m x 1.96m)

A tranquil shower room designed with a sleek white three-piece suite, comprising a corner shower unit with a mains-fed shower, a wall-mounted sink, and a back-to-wall toilet. The space is beautifully finished with fully tiled walls and a white tiled floor, creating a clean and sophisticated look. Practical features include a mirrored medicine cabinet offering ample storage, a ceiling light for bright illumination, a radiator for warmth, a shaver socket for convenience, and an extractor fan to maintain a fresh atmosphere. This serene space seamlessly combines functionality with modern style.





Bedroom Two

10' 5" x 9' 5" (3.17m x 2.87m)

The delightful second double bedroom is tastefully finished with magnolia painted walls and carpet to the floor. A window invites natural light into the room, further complemented by a ceiling light for a bright and welcoming ambiance. A built in illuminated wardrobe provides hanging and shelving storage space. A radiator and power points finish off this space.

Bathroom

5' 7" x 6' 6" (1.70m x 1.98m)

The main bathroom is elegantly designed with a pristine white three-piece suite, featuring a bathtub with a handheld shower, a built-in sink, and a back-to-wall toilet. The walls are adorned with sleek tiles, complemented by a warm brown tiled floor, creating a harmonious and modern aesthetic. The space is equipped with thoughtful details, including a ceiling light for ample illumination, an extractor fan for ventilation, a convenient shaver socket, a wall-mounted heater for added comfort, and a mirrored medicine cabinet providing practical storage.

External area

The property benefits from an allocated parking space, along with additional visitor parking for convenience. From the flat, you can enjoy picturesque views of the treetops and the nearby golf course, adding a serene and scenic touch to your surroundings.

Additional Items

All fitted floor coverings and kitchen appliances mentioned, will be 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.

VIEWING

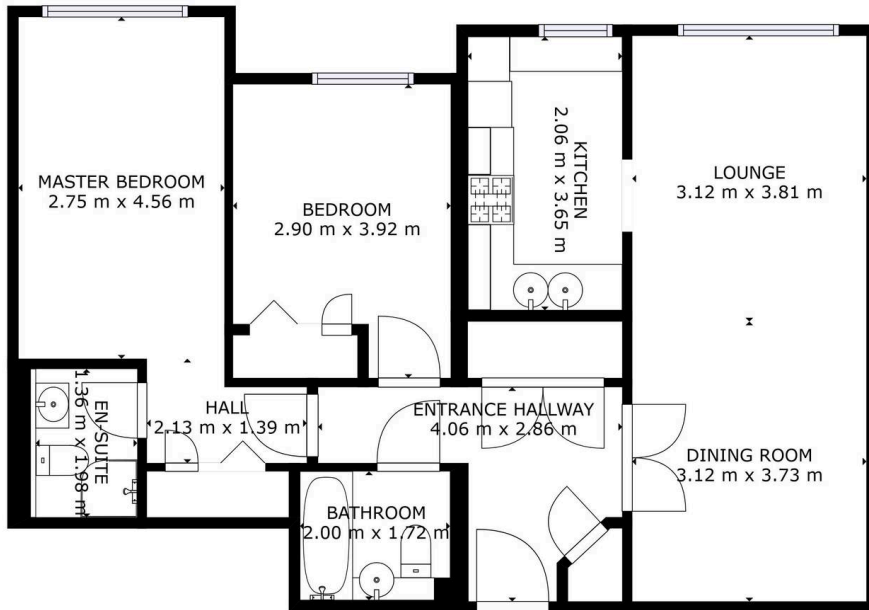
Arrange an appointment through RE/MAX Property on 01506 418555 or with Lorna MacDonald direct on 07778 547461.

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.



GROSS INTERNAL AREA
FLOOR 1: 79 m²
TOTAL: 79 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	83	83

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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	86	86

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RE/MAX Property

Remax Property, Remax House - EH54 6TS

01506 418555 • info@remax-livingston.net • www.remax-livingston.net



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.