



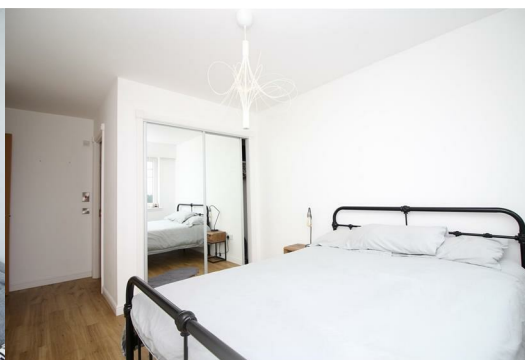
116 Eagles View

Livingston, EH54 8AJ

Offers over £185,000



Offering a spectacular panoramic view to the south across the golf course and beyond, this 2 bedroom, top floor apartment is a must view for professional first time buyers and those downsizing alike. Set within the grounds of Deer Park Golf & Country Club, this sought after development provides a perfect location for those travelling and working throughout the central belt, with easy access nearby to the M8 motorway and all the major amenities in Livingston accessible within a short drive. Private allocated parking can be found to the rear of the building, with a secure entry phone system and lift in place.



Description

The property is presented to the market in ready move-in condition, with tasteful contemporary finishes and sleek neutral décor throughout. Two double bedrooms both feature fitted wardrobes, with the master bedroom incorporating an en-suite shower room. The open plan kitchen and living area is a perfect space to unwind and entertain, with ample scope for everyday dining and integrated appliances on offer in the kitchen. The bathroom features a 3 piece white suite with overhead mixer shower. Great storage options can be found throughout, with the partly floored attic offering additional storage potential. Remote controlled blinds to the bedrooms and living room and LED lighting fitted to the living room feature wall, bathroom and en-suite are modern quirks that are sure to appeal but the views alone must be seen to be fully appreciated.

Location

Deerpark is conveniently situated close to both Livingston North Station and the M8 motorway and thus offers easy transport to Edinburgh, Glasgow and beyond. There is a wide array of amenities on offer within the wider area including excellent leisure and recreational facilities and schooling for all ages. Extensive shopping facilities can be found within The Centre and outlying retail parks, which provide high street and designer stores along with restaurants, bars, banking facilities and a choice of supermarket shopping.

Hallway 12'10" x 6'6" (3.93m x 1.99m)

Living Room / Kitchen 23'6" x 11'1" (7.17m x 3.40m)

Bedroom 1 16'4" x 9'6" (5.00m x 2.90m)

En-Suite 6'10" x 5'11" (2.09m x 1.82m)

Bedroom 2 8'11" x 8'10" (2.72m x 2.71m)

Bathroom 6'8" x 5'5" (2.05m x 1.66m)

Key Info

Home Report Valuation: £190,000
Total Floor Area: 60m2 (650 ft2)
Parking: Allocated Space & Visitor
Heating System: Gas
Factor Fee: £75pm
Council Tax: D - £1937.35 per year
EPC: B

Disclaimer

Early internal viewing is recommended. Viewings are available seven days a week and are subject to appointment with Brown & Co Properties. It is important your legal adviser notes your interest in this property or it may be sold without your knowledge. Free independent mortgage advice is available to all buyers via our in-house advisor JB Mortgage Solutions.

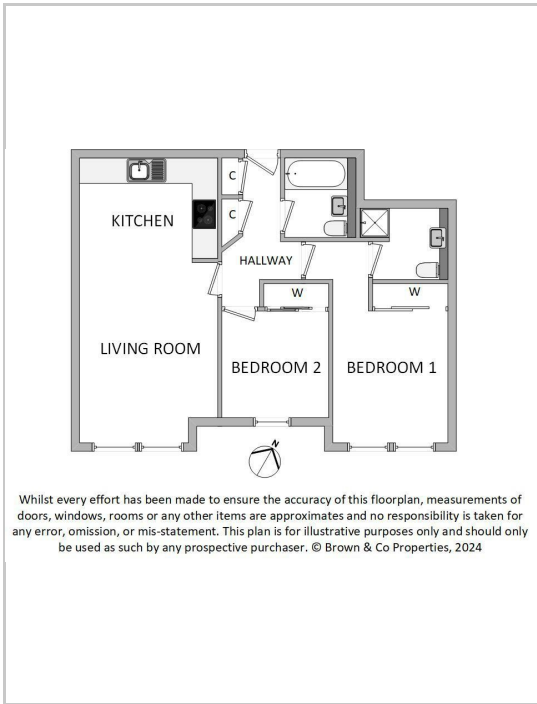
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Area Map



Floor Plans



Energy Efficiency Graph

