



- Luxury Apartment with Lift - Fantastic Location
- 2 Double Bedrooms with Fitted Wardrobes
- Stunning En Suite Shower Room
- Spacious Lounge/Diner
- Modern Fitted Kitchen, GCH/DG
- Allocated Parking

**Alba Property View ...**

*"Location, Location, Location - Great views, spacious accommodation and stylish decor - Not one to be missed"*



Alba Property are delighted to present for sale this impressive two double bedroom third floor luxury apartment with lift. This highly prestigious development is located within the sought after Deer Park area of Livingston and is not one to be missed. This spacious and impeccably presented home offers accommodation comprising of bright entrance hallway with great storage, elegantly proportioned lounge/dining room, master bedroom with fitted wardrobes and the added bonus of a elegant en suite shower room, second double bedroom with built in storage, striking fitted kitchen and bathroom. The property benefits from allocated parking to the rear. Gas central heating and double glazing ensures all year-round comfort. An absolutely fantastic first time purchase or buy to let opportunity and viewing is highly recommended.

### Accommodation

#### Entrance Hallway

Security entry system and lift gives access to the inviting entrance hallway. The spacious hallway gives access to the lounge, bedrooms and the family bathroom. Two handy store cupboards, ideal for shoes and coats. Laminate flooring.

#### Lounge/Diner 23' 4" x 10' 3" (7.11m x 3.12m)

A room with a view. This stunning lounge/diner is decorated in fresh neutral tones and the large window looks onto Deer Park Golf course and allows an abundance of natural light to flood the room. Ample space for a dining table chairs makes this the perfect room to entertain. Semi open plan to the kitchen. Laminate flooring.

#### Kitchen 11' 6" x 6' 7" (3.50m x 2.01m)

A modern fitted kitchen fitted with a wide range of fresh white base and wall mounted units and the added luxury of integrated appliances. A complementing dark wood effect worktops and laminate complete the look perfectly. Window to front.







**Bedroom 1** 17' 6" x 9' 5" (5.33m x 2.87m)

A beautifully presented master bedroom with built in wardrobes with sliding doors. Space for additional free-standing bedroom furniture. Access to the en suite shower room. Window to front. Fitted carpet.

**En Suite** 6' 9" x 5' 9" (2.06m x 1.75m)

A stylish en suite shower room with white brick effect splash back tiling to walls and wonderful patterned tiled floor. A simply stunning room.

**Bedroom 2** 12' 4" x 9' 2" (3.76m x 2.79m)

Second double bedroom of great proportions with fitted wardrobes to one wall. Space for free-standing furniture. Fitted carpet. Window to front.



**Bathroom**

Completing the accommodation is the modern bathroom with white three piece suite comprising of w.c, wash hand basin and bath. Splash back tiling to walls. Laminate flooring.

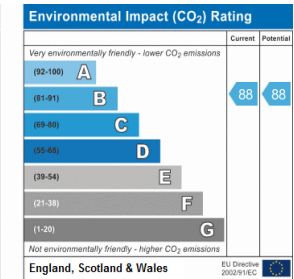
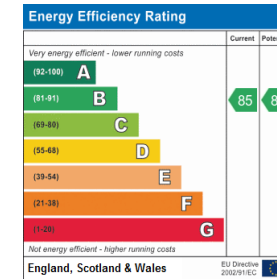
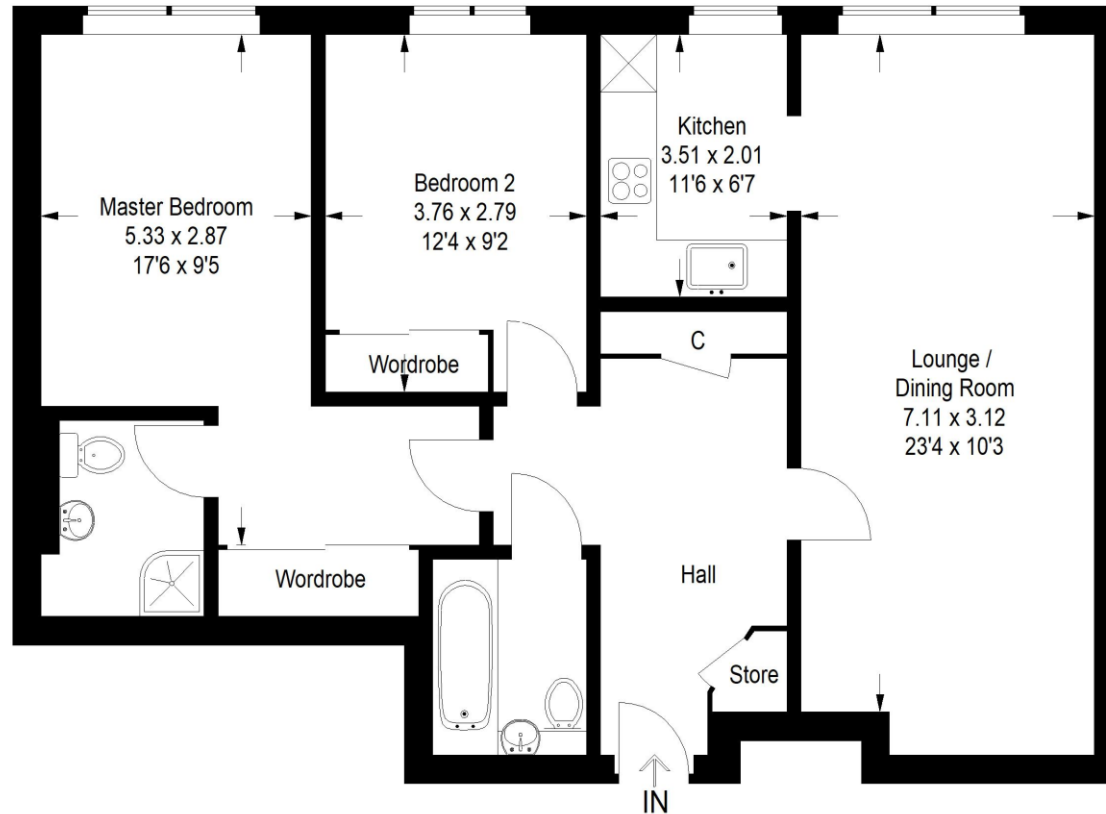
**Externally**

Ample residents parking with allocated parking space and a bicycle store.



# 83 Eagles View, Livingston

Approximate Gross Internal Area = 78.5 sq m / 845 sq ft



## Extras (Included in Sale)

All floor coverings, blinds, curtains, light fittings, integrated oven, hob, hood, washing machine and fridge/freezer. The corner sofa is available by a separate negotiation.

## Area

The town of Livingston offers a selection of amenities to include Nursery, primary and secondary schooling, supermarkets - including asda Wall Mart, cinemas, bars, restaurants, sport and leisure facilities, banks, building societies and professional services. The town offers a wealth of shops and specialist stores housed in the main Almondvale Centre and MacArthur Glen Outlet Centre. Livingston is also well placed for the commuter with road links via the M8 motorway network to Glasgow and Edinburgh - both of which offer International Airports. The town is also served by a mainline railway station and bus station giving access to surrounding areas and beyond. There are also a number of country parks, country walks and for the golfing enthusiast, Deer Park Country Golf Club.

## Viewing/Offers

Please call Alba Property to arrange a viewing. All offers should be submitted via Alba Property- Email Sales@AlbaProperty.co.uk

Notes: Prospective purchasers are requested to note formal interest with Alba Property 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.



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