

38 Eagles View

LIVINGSTON, WEST LOTHIAN, EH54 8AE



Walk-in condition, three-bed ground floor apartment, in a highly desirable development



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McEwan Fraser Legal is delighted to present Eagles View to the market.

THE KITCHEN



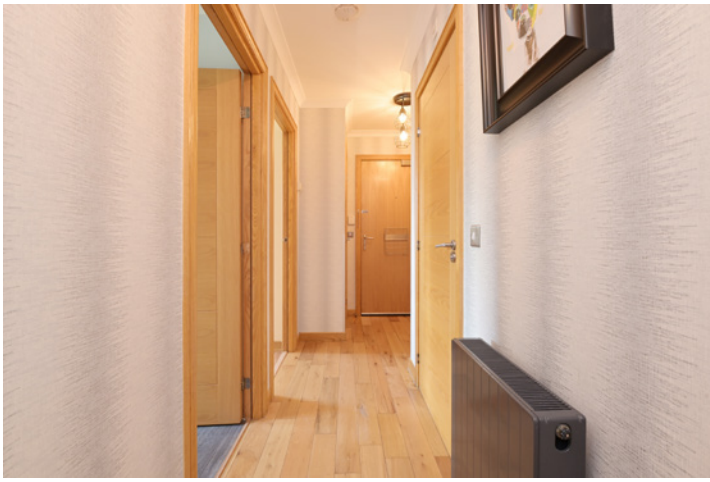
Positioned on the ground floor of a well-maintained modern development, this beautifully presented apartment opens into a welcoming entrance hall finished with warm timber-style flooring and generous built-in storage. From here, the home flows into the show-stopper of the apartment, a truly stunning kitchen. Designed with both style and function in mind, it boasts sleek grey cabinetry, premium integrated appliances, and a statement tiled splashback. The layout offers ample workspace and a seamless feel, making it a joy to cook, host or simply enjoy.

THE LIVING ROOM



Continuing through, the spacious living room enjoys a pleasant outlook through a large window and benefits from soft natural light throughout the day. The neutral tones, quality flooring, and open layout create a versatile setting for relaxing or entertaining.





There are three well-proportioned double bedrooms, each thoughtfully styled and complete with fitted wardrobes to maximise storage. The principal bedroom further benefits from its own private en-suite shower room, smartly appointed in modern tones for a sleek finish. The remaining two bedrooms are equally generous, offering flexibility for family life, guests, or working from home.

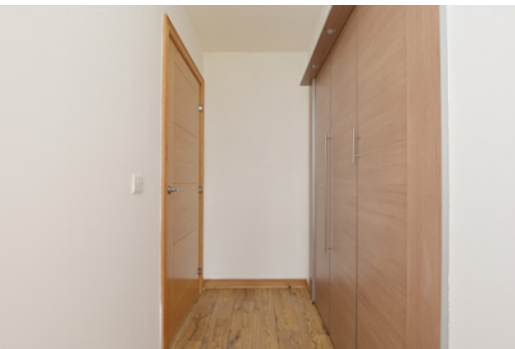
THE BATHROOM



BEDROOM 1



benefits from its own private en-suite shower room, smartly appointed in modern tones for a sleek finish



BEDROOM 2



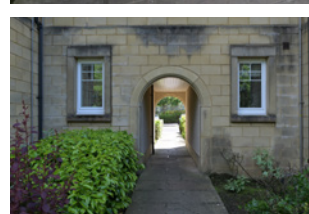
BEDROOM 3



Completing the accommodation is the main bathroom, tiled in warm neutral tones and fitted with a vanity basin unit, WC, and a full-sized bath with overhead shower, ideal for unwinding at the end of the day.

Stylishly finished throughout and set in a sought-after development, this home is perfect for first-time buyers or professional couples seeking a move-in-ready property in a convenient, well-connected location.

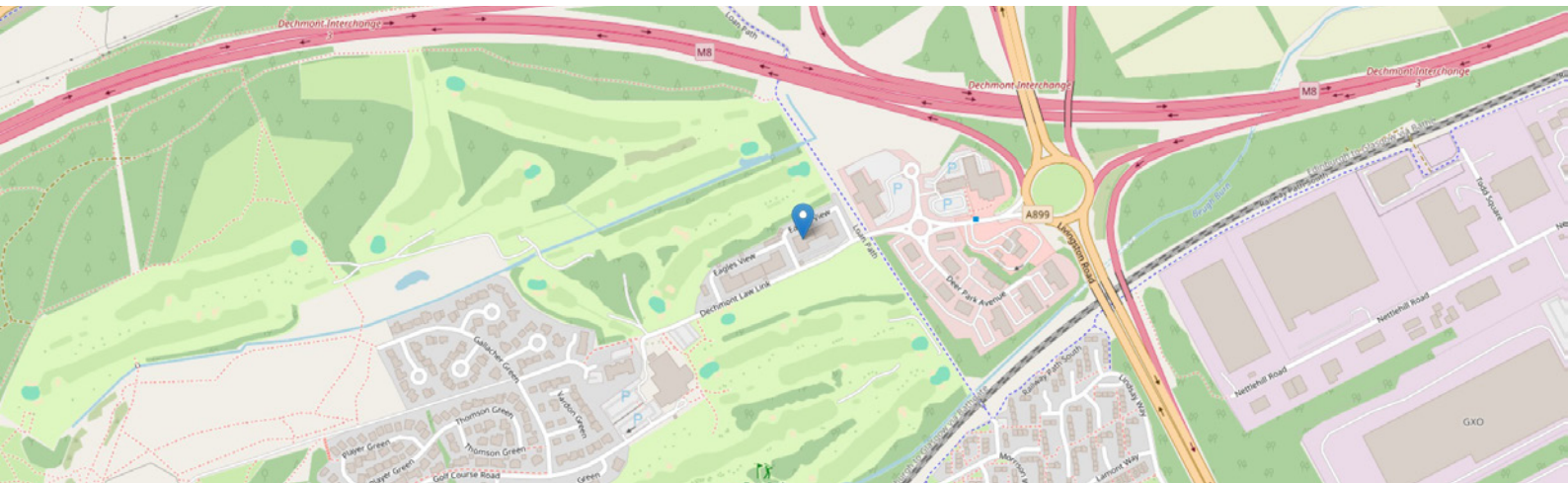
EXTERNALS



This floor plan shows a 3-bedroom house with a living room, kitchen, bathroom, and three bedrooms. The layout includes a central hallway connecting the rooms. The living room is the largest space, followed by the kitchen and the three bedrooms. The bathroom is located near the living room, and the ensuite is attached to Bedroom 1. The kitchen features a sink, stove, and refrigerator. The bedrooms are labeled Bedroom 1, Bedroom 2, and Bedroom 3, each with its own dimensions in both meters and feet/inches.

Room	Dimensions (m)	Dimensions (ft/in)
Living Room	4.02 x 5.97m	13'2" x 19'7"
Kitchen	1.90 x 5.03m	6'3" x 16'6"
Bathroom	2.11 x 1.67m	6'11" x 5'6"
Ensuite	1.21 x 2.14m	4'0" x 7'0"
Bedroom 1	2.76 x 5.28m	9'1" x 17'4"
Bedroom 2	2.82 x 3.53m	9'3" x 11'7"
Bedroom 3	2.76 x 3.53m	9'1" x 11'7"

Gross internal floor area (m²): 81m² | EPC Rating: C



THE LOCATION

Eagles View enjoys a prime position within the sought-after Deer Park development in Livingston, offering a peaceful residential setting with excellent amenities close at hand. Well known for its blend of leafy surroundings and easy access to everyday conveniences, this area is ideal for those seeking both tranquillity and connectivity.





Just a short distance away, you'll find The Centre and Livingston Designer Outlet, providing a wealth of retail, dining and leisure options, including high street favourites, restaurants, supermarkets, and a cinema. Local schooling is well-regarded, and commuters benefit from swift links to Edinburgh and Glasgow via Livingston North railway station and nearby motorway connections.

Surrounded by green spaces and within easy reach of golf courses and walking routes, Eagles View strikes the perfect balance between modern living and outdoor lifestyle.



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