



126 Eagles View

Livingston | West Lothian | EH54 8AJ

This beautifully presented and spacious first floor flat, is set within a modern development in the ever popular town of Livingston. Offering a lovely pleasant, outlook across the golf course, the property is presented to the market in move-in condition and would ideally appeal to the first time buyers or professionals. Situated within an excellent location for the commuter.

-  2 Bedrooms
-  1 Public room
-  2 Bathrooms
-  Lift/stair access
-  Allocated parking space
-  EPC rating – B
-  Council tax band - D



Description

The accommodation which is accessed via the communal stairs or lift and in brief comprises; welcoming entrance hallway with good built-in storage facilities, generously proportioned and bright reception room/dining room open plan to contemporary fitted kitchen, light and airy principal bedroom with fitted wardrobes and attractive en-suite shower room, second well proportioned bedroom with fitted wardrobes and stylish bathroom with three-piece suite. Further benefits include gas central heating, double glazing and good storage throughout.



Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated oven/hob and integrated fridge/freezer.

Gardens and parking

There are well maintained communal grounds surrounding the development and the property has the convenience of an allocated parking space alongside with visitors parking.

Factoring

A factoring fee is payable to Spiers Gumley for the upkeep of the communal areas and is approximately £85 per month.

Viewing

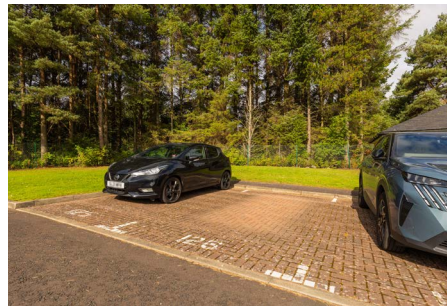
By appointment through Neilsons (0131 625 2222).





Location

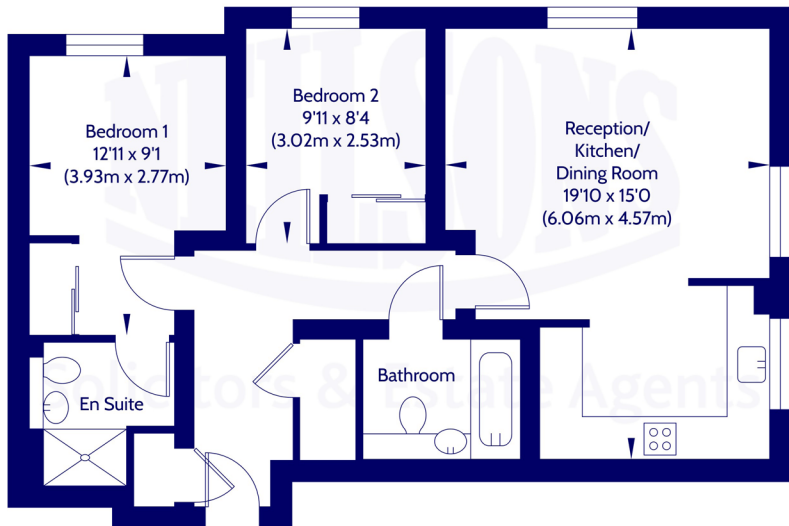
Livingston is a thriving West Lothian town that offers the perfect blend of suburban living, modern amenities, and excellent connectivity. As one of Scotland's largest and most popular commuter towns, it enjoys a strategic location between Edinburgh and Glasgow, with swift access via road and rail links. The town boasts a wide range of shopping and leisure facilities, including The Centre, home to major high street retailers, supermarkets, and eateries, and the nearby Livingston Designer Outlet, featuring premium brands and a cinema. Outdoor enthusiasts will appreciate the abundance of green spaces, riverside walks, and local parks, while sports lovers benefit from numerous gyms, golf courses, and sports centres in the area. With a strong sense of community, diverse housing options, and ongoing development, Livingston continues to be a sought-after location for a variety of buyers.





Approx. Gross Internal Floor Area 64 Sq M / 687 Sq Ft.

1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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