



Offers Over

£215,000

50 Canal View

Winchburgh | West Lothian | EH52 6FW

Set within the sought-after Canal Quarter, this superb apartment enjoys a picturesque position overlooking Winchburgh Marina, offering a wonderful lifestyle centred around waterside living.

Watch barges gently arrive and depart from your private elevated balcony, enjoy morning coffees and cakes or homemade ice cream from nearby canal-side bothies, take evening strolls beside the water surrounded by visiting swans, ducks and cormorants. The marina creates a peaceful yet vibrant setting, blending wildlife, community atmosphere with excellent commuter links to Edinburgh and Glasgow.

 2 Bedrooms

 1 Public room

 2 Bathrooms

 Private balcony

 Residents parking

 EPC rating – B

 Council tax band - C



Description

The attractive accommodation in brief comprises; secure entry system to the rear of the building, welcoming entrance hallway with excellent built-in storage, generously proportioned and bright lounge/dining room with French doors providing access to the balcony which pleasantly overlooks the Marina, open plan to truly stunning upgraded fitted kitchen with quartz worktop and splashback along with a boiling water tap and ample wall and floor mounted units, light and airy principal bedroom quietly tucked to the rear of the building with fitted wardrobes & contemporary en-suite shower room, second well proportioned bedroom and main upgraded stylish bathroom with three-piece suite. Further benefits include gas central heating & triple glazing.



Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated oven/hob, fridge/freezer and washer/dryer. Items of furniture can be made available by separate negotiation.

Parking

Ample residents parking can be found to the rear together with further on-street parking available to the front.

Factors

A factoring fee is made payable to Trinity Factors for the upkeep of the communal areas and is approximately £87 per month which includes buildings insurance.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

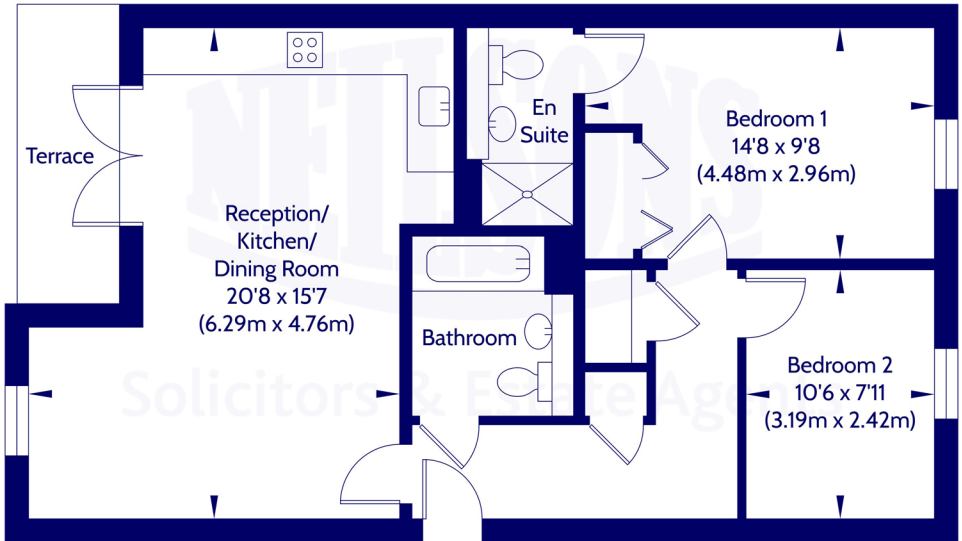
The property is situated within the popular West Lothian village of Winchburgh which is bordered by countryside and close to good local day-to-day shops and services. The town is part of a £1 billion redevelopment project in West Lothian. A wider selection of amenities is available in the nearby towns and villages of Kirkliston, South Queensferry, Broxburn and Linlithgow. For a more extensive range of high-street shops the Almondvale Shopping Centre in Livingston together with Hermiston Gait Retail Park and the Gyle Shopping Centre in Edinburgh are all within commuting distance. This is an excellent location for the commuter with great transport links to Glasgow, Edinburgh and Stirling with the M8/M9 being easily accessible. Schooling is available at both primary and secondary levels.





Approx. Gross Internal Floor Area 67 Sq M / 725 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

