



REMAX
Property

86 Canal View, Winchburgh
Fixed Price £215,000



Stunning Two Bedroom Apartment With Canal Views

Enjoying a fantastic position overlooking the canal, this beautifully presented two bedroom apartment offers bright, spacious accommodation in the heart of Winchburgh.

The standout feature is the impressive open plan lounge, dining and kitchen area. Filled with natural light, this space enjoys lovely views across the canal, creating a brilliant setting for relaxing, dining and entertaining.

There are two generous double bedrooms, with the main bedroom benefiting from a private en-suite, alongside a modern family bathroom. The apartment also offers excellent storage throughout and is presented in move-in ready condition.

Step outside and canal and marina walks are right on the doorstep, with local amenities, green spaces and leisure facilities all within easy reach.

For commuters, access to the M9 provides convenient connections towards Edinburgh, Glasgow and across the central belt.

With its waterside outlook, generous accommodation and modern finish, this is a fantastic opportunity for first-time buyers, professionals and anyone looking for something a little different from typical apartment living.

Erin Aitken and REMAX Property are delighted to bring this outstanding apartment to the market.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: A

Factor Fees - £1,030.

Hallway

13' 7" x 15' 2" (4.13m x 4.62m)

Spacious L shaped entrance hallway with cream carpet and white painted walls. Three storage cupboards offer practical storage, with doors leading to all rooms within the apartment.

Kitchen

19' 9" x 11' 6" (6.03m x 3.51m)

Spacious living room with fresh cream carpet and white painted walls. Large window giving great natural light while offering views over the canal. Ample space for both lounge furniture and entertaining, with an open plan layout.

Lounge

19' 10" x 11' 6" (6.03m x 3.51m)

Spacious living room with fresh cream carpet and white painted walls. Large patio doors flood the room with natural light while offering views over the canal. Ample space for both lounge furniture and entertaining, with an open plan layout leading into the kitchen.

Main Bedroom With En-suite

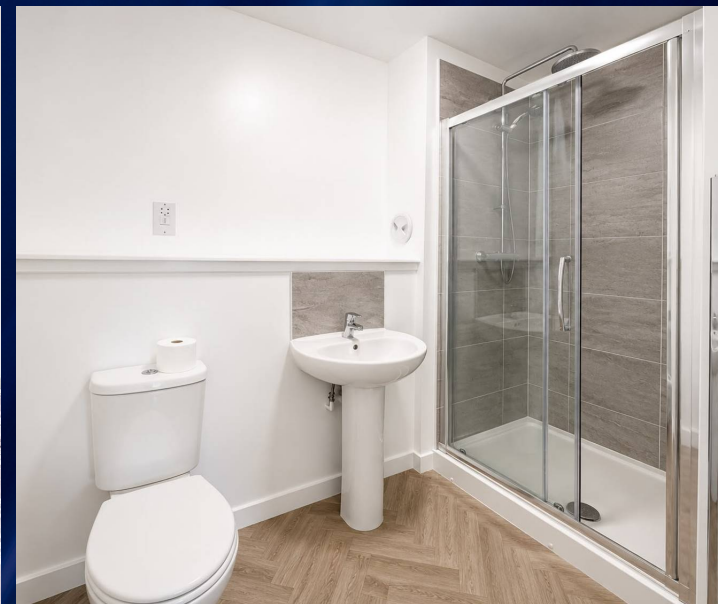
14' 8" x 9' 0" (4.47m x 2.74m)

Spacious double bedroom with cream carpet and white painted walls. Fitted wardrobe provides excellent storage, while the window to the front allows for plenty of natural light. Door leading to the En-suite.

En-suite

7' 8" x 4' 8" (2.33m x 1.43m)

Modern en-suite comprising a shower cubicle, WC and pedestal wash hand basin. Finished with grey tiled shower surround, laminate flooring and white painted walls.





Bedroom Two

10' 5" x 8' 1" (3.18m x 2.46m)

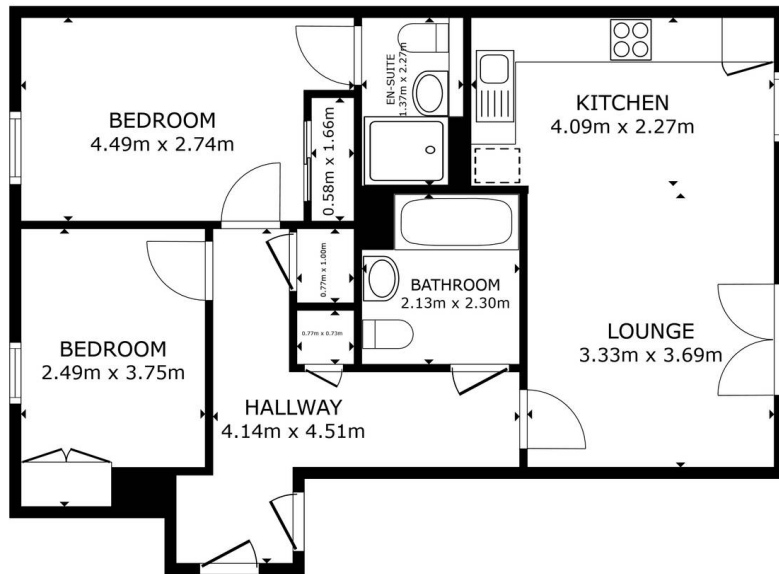
Double bedroom with cream carpet and white painted walls. Window to the front of the property provides plenty of natural light, with ample space for bedroom furniture.

Bathroom

7' 6" x 6' 9" (2.28m x 2.07m)

Modern family bathroom comprising a bath with grey tiled surround, WC and pedestal wash hand basin. Finished with laminate flooring and white painted walls, creating a bright and contemporary space.





FLOOR PLAN



REMAX Property

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• [www.remax-scotland.homes/estate-
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Sales particulars aim for accuracy but rely on seller-provided info.

Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries. Covered by Consumer Protection from Unfair Trading Regulations 2008.