



REMAX
Property

86 Canal View, Winchburgh
Offers Over £220,000



Exceptional 2 Bedroom Apartment with Stunning Canal Views. Perfectly positioned within the highly sought after Canal View development in Winchburgh, this beautifully presented two bedroom apartment offers stylish and spacious accommodation, finished to an exceptional standard throughout. Enjoying a picturesque canal-side setting, the property combines modern living with a peaceful community feel, all within easy reach of local amenities and excellent transport links.

Boasting a bright open plan lounge, dining and kitchen area, this home is perfect for both relaxing and entertaining. The property further benefits from two generous double bedrooms, both with their own en suite, a modern family bathroom, and high quality finishes throughout, making it ready to move straight into.

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

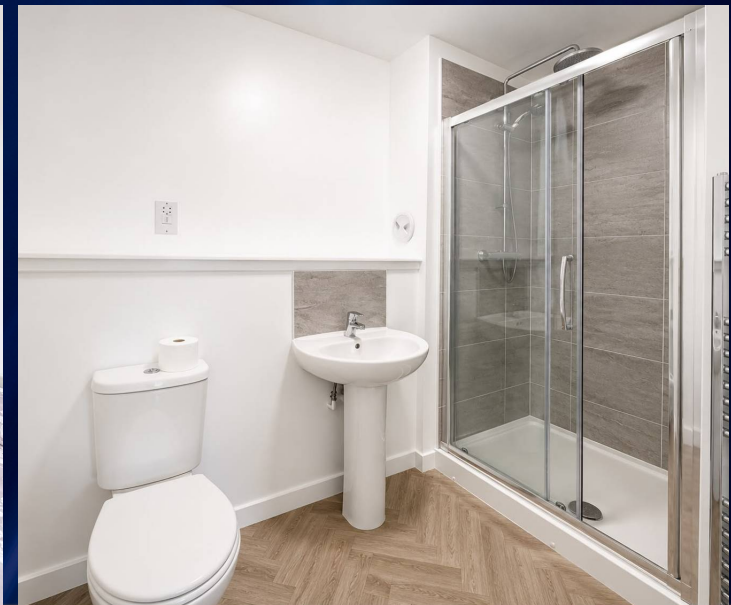
14' 8" x 9' 0" (4.47m x 2.74m)

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

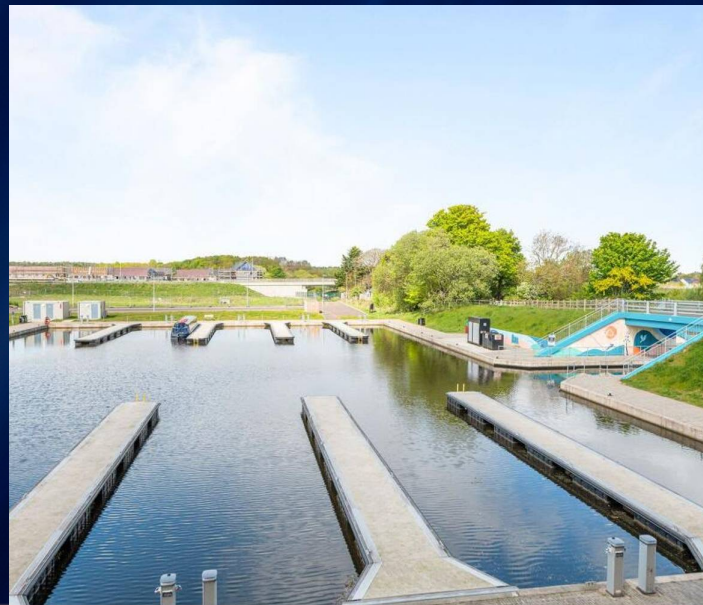
10' 5" x 8' 1" (3.18m x 2.46m)

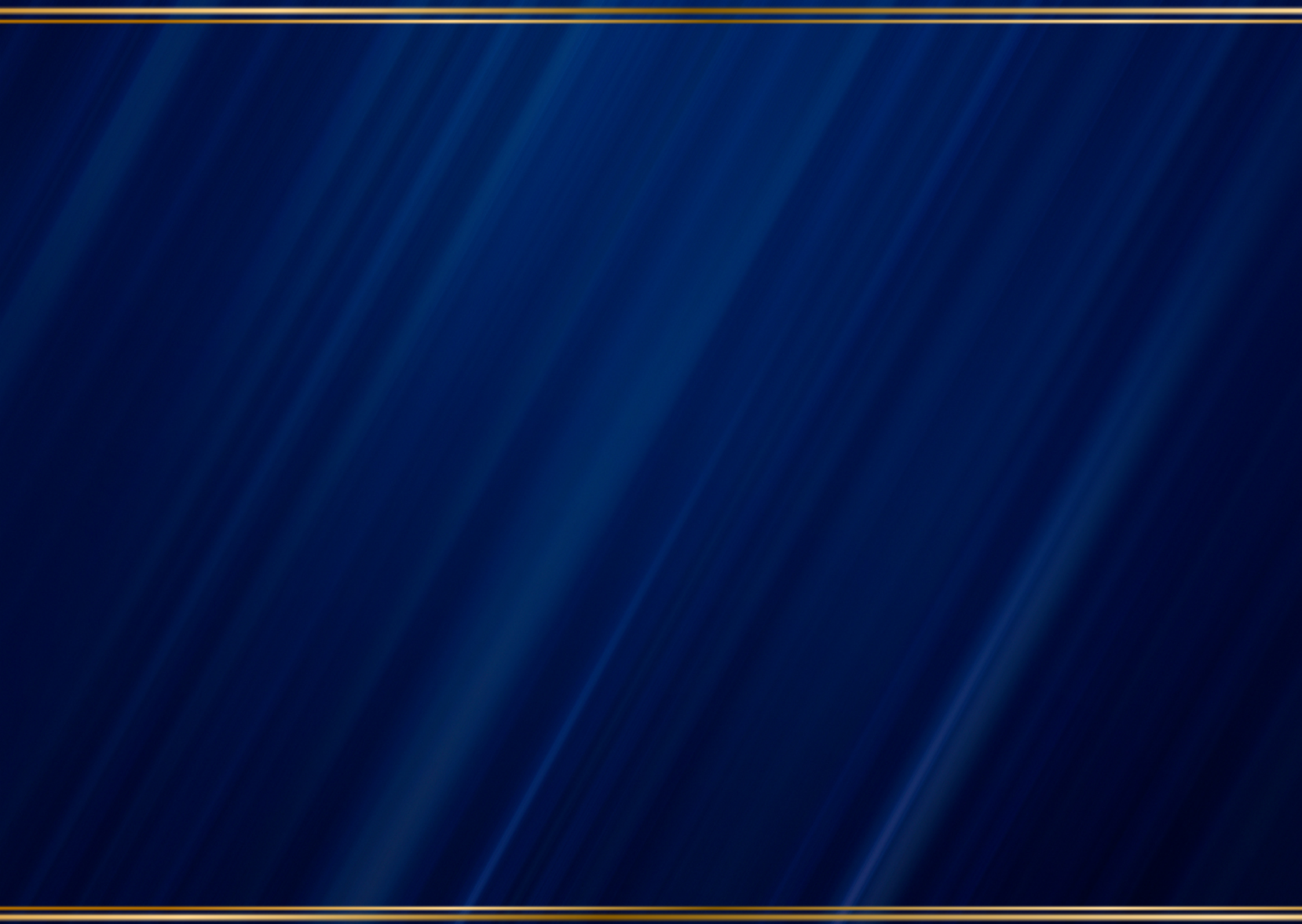
Double bedroom with cream carpet and white painted walls. Window to the front of the property provides plenty of natural light, with ample space for bedroom furniture.

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.







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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.