



REMAX
Property

86 Canal View, Winchburgh
Offers Over £215,000



Exceptional 2 Bedroom Canal-Side Apartment – Perfect for Edinburgh Commuters

Offering an attractive alternative to city living, this beautifully presented two bedroom apartment combines generous modern accommodation with a peaceful canal-side setting in the heart of Winchburgh.

At the heart of the home is a bright and spacious open plan lounge, dining and kitchen area, with beautiful views towards the canal creating a fantastic space for both everyday living and entertaining.

The property offers two well proportioned double bedrooms, with the principal bedroom benefiting from its own private en suite, alongside a modern main bathroom. With excellent storage and a move in ready finish throughout, the apartment is ideal for professionals, couples or those looking for additional space to work from home.

Canal and marina walks are right on the doorstep, while Winchburgh offers a growing range of local amenities, green spaces and leisure facilities.

For those travelling into Edinburgh or across the central belt, excellent access to the M9 makes this a great option for buyers looking for more space and a relaxed setting while remaining well connected.

Modern, spacious and with a fantastic canal-side outlook, 86 Canal View offers 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

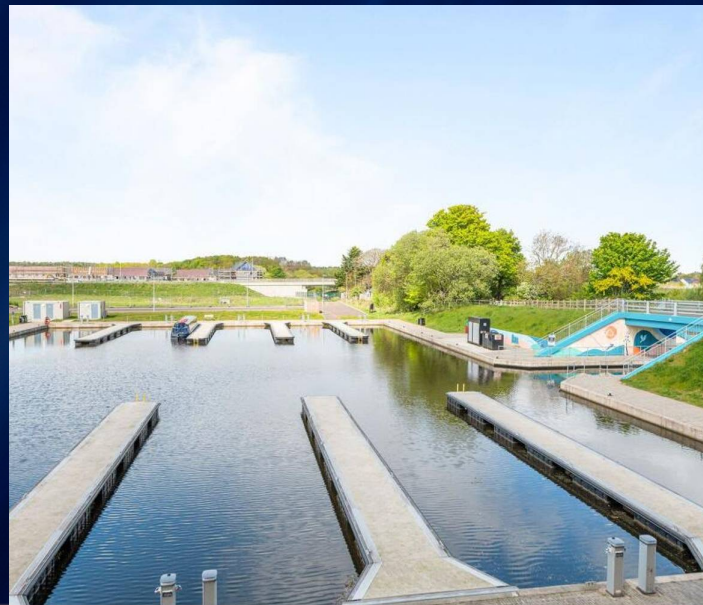
10' 5" x 8' 1" (3.18m x 2.46m)

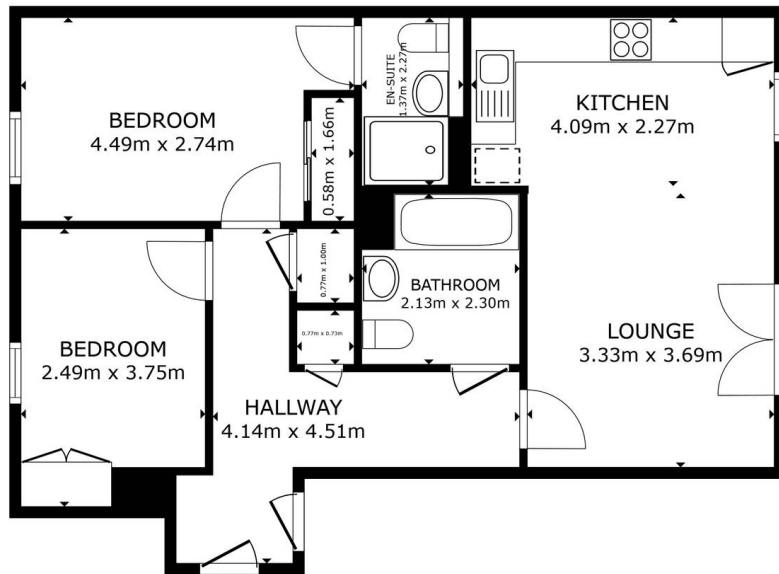
Double bedroom with cream carpet and white painted walls. Window to the front of the property provides plenty of natural light, with ample space for bedroom furniture.

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.