

# Peterkin & Kidd

Solicitors and Estate Agents

**68**

**CANAL VIEW  
WINCHBURGH, EH52 6FW**



**FIXED PRICE £198,750**

# 68

## CANAL VIEW WINCHBURGH, EH52 6FW

This contemporary first floor apartment overlooks and forms part of the new marina development in the expanding town of Winchburgh. The property would suit a range of buyers and is a few minutes walk from Sainsbury's Local, a pharmacy and marina-side, coffee and ice cream beach huts.

The door entry system gives access to the stairs to all floors.

On entering, the hallway has space for freestanding furniture, a shelved cupboard and a laundry cupboard which houses the washer dryer which is included in the sale.

The open plan living room with its French doors and feature balustrade, looks out to the ever changing views of the marina, with narrow boats coming and going and paddleboarders; a great place to relax and people watch. The kitchen / diner also has views to the marina. The kitchen is fitted with a range of modern wall and base units with a stainless steel sink and drainer and co-ordinating worksurfaces. The induction hob, oven, extractor hood, fridge/freezer and the dishwasher are included in the sale but are not warranted.

The bright and airy main bedroom is to the front and has ample space for freestanding furniture and a built-in wardrobe. A door leads to the part-tiled, en-suite shower room which is fitted with a white suite comprising wash hand basin and WC and a double tray shower cubicle with drench head and separate hand held shower. In addition there is a shaver socket and a display shelf.

The second bedroom is also brightly situated to the front and has a window offering open aspects.

The part-tiled bathroom completes the accommodation and is fitted with a white three-piece suite comprising wash hand basin, WC and bath.

### ACCOMMODATION

Communal entrance with door entry system  
Hall  
Open plan living room / dining kitchen with marina views  
Laundry cupboard  
2 double bedrooms (1 with en-suite shower room)  
Bathroom

Gas central heating  
Triple glazing

### EXTRAS

All fitted carpets, floor coverings, blinds and the white goods as specified are included in the sale.

### PARKING AND BICYCLE SHED

There is residents parking to the front of the property and also access to a bicycle shed.







## FACTOR

There is a monthly factor's fee of £69.82 to include:  
Weekly stair cleaning & monthly communal stair window cleaning / electricity / ground maintenance / general maintenance / bi-annual smoke vent and emergency lighting / communal water tank maintenance / POL insurance / communal buildings insurance / management fees (inc 24 hr emergency service).

There is also an annual charge of £200 for managing / landscaping the wider area.

## SITUATION

The expanding town of Winchburgh, which lies approximately 12 miles west of Edinburgh and 38 miles east of Glasgow, is currently undergoing a major building programme with the addition of new primary and secondary schools, Sainsbury's supermarket, sports hub and a marina.

In addition to local shops, it has a regular bus service to Edinburgh and Linlithgow. The town of Linlithgow, 5 miles away, offers more extensive shopping facilities and enjoys a fast, frequent rail service to Edinburgh, Glasgow and Stirling and easy access to the M8 and M9 motorways and Edinburgh Airport.

## VIEWING

To view, please call Property Department, Linlithgow on 01506 840000.

WHAT3WORDS:  
overheat.enough.coconut

## OTHER

COUNCIL TAX BAND: C

The above particulars are believed to be correct but are not warranted and will not form part of any contract of sale.



## WE CAN HELP

We offer a friendly and professional service to assist you through a successful sale and can provide you with quotes for estate agency and conveyancing in addition to arranging your Home Report for you at competitive rates.



This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)  
VistaBee 2025

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*We can open doors for you*

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