



134 Elizabeth Drive, Bathgate

Offers Over £135,000



134 Elizabeth Drive

Bathgate

Welcome to 134 Elizabeth Drive. Nestled in the heart of Boghall, Bathgate, this two-bedroom semi-detached property offers an excellent opportunity for first-time buyers, young families, or those looking for a comfortable home with modern touches. While the area provides a sense of community and convenient access to excellent local schools, the house itself is a true gem, combining style, functionality, and outdoor enjoyment.

As you step inside, you are greeted into welcoming hallway which features a beautiful glass banister on the staircase, the leading into a spacious living and dining room that spans the full depth of the property. The bright and airy living area is perfect for relaxing, while the dedicated dining space offers plenty of room for entertaining family and friends. This versatile layout ensures that the space can easily adapt to your lifestyle.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



he modern kitchen is a standout feature of the home, boasting sleek cabinetry, ample worktop space, and a cleverly integrated breakfast bar area, perfect for casual dining or morning coffee. The kitchen's design not only prioritises style but also practicality, with direct access to the south-facing rear garden.

The garden is a delightful extension of the living space, featuring a low-maintenance design that's ideal for those who enjoy outdoor living without the upkeep. A dedicated bar area makes this garden perfect for summer gatherings, whether you're hosting a barbecue or enjoying a quiet evening under the stars.

Upstairs, the home continues to impress with two well-proportioned double bedrooms, both offering plenty of natural light and space for furniture. The newly installed modern bathroom is both sleek and functional, featuring stylish fittings and a contemporary design that creates a luxurious feel.

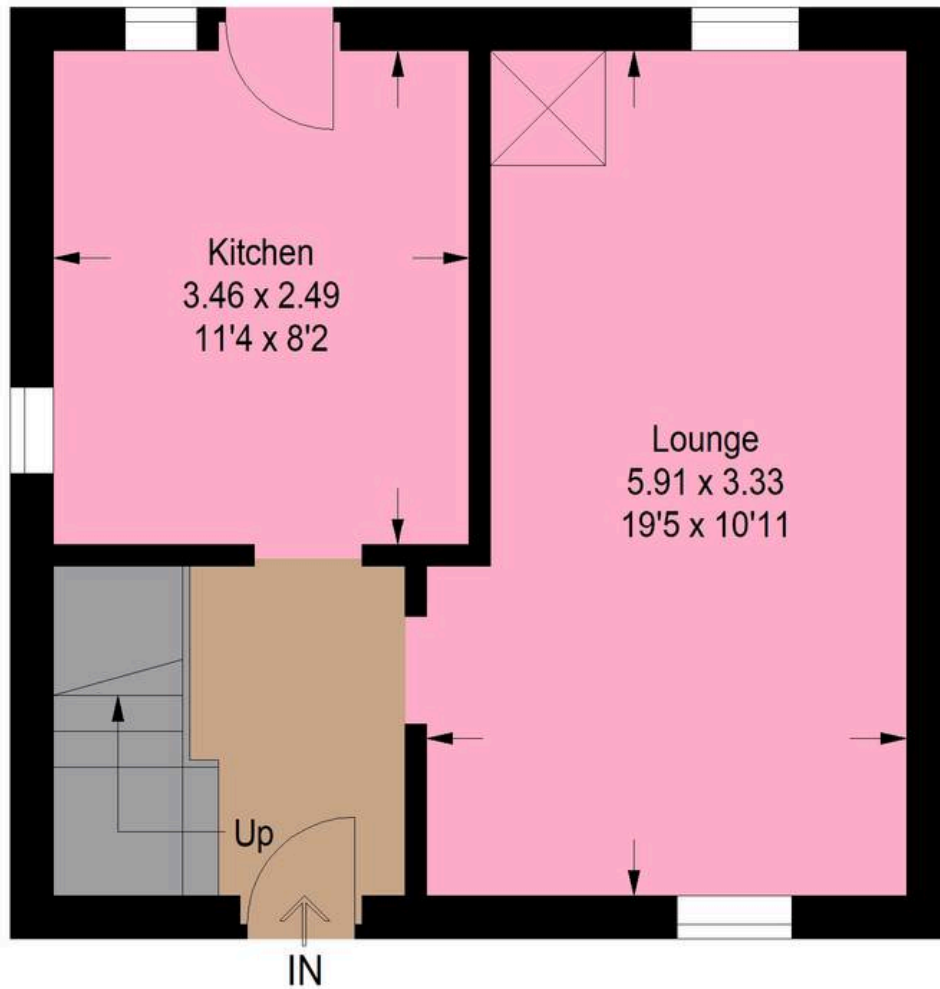
The upper hallway also benefits from a large built-in cupboard, providing excellent storage for linens, cleaning essentials, or anything else you need to keep organised.

With excellent schooling nearby, great transport links, and a home that's ready to move into, this property is ideal for those looking to settle in Bathgate while enjoying modern living at its finest.

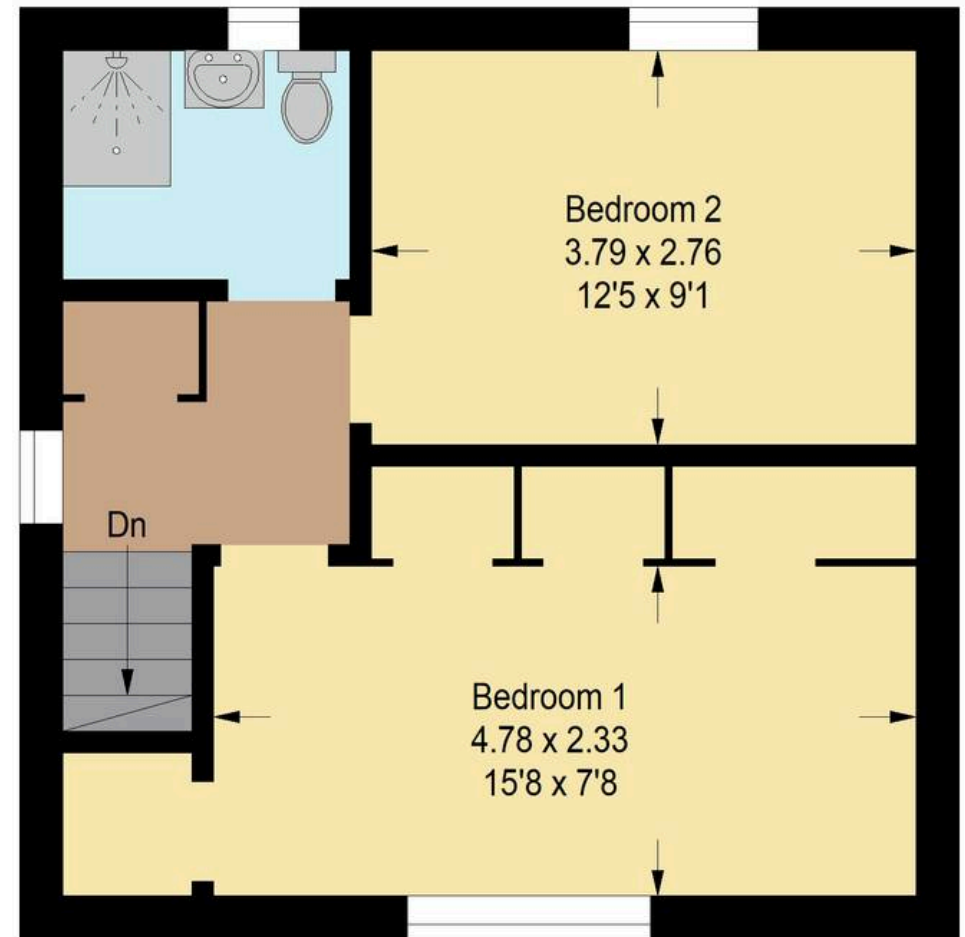




Approximate Gross Internal Area = 70.5 sq m / 759 sq ft



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID1161246 / Ref:89859)



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