



**137 Elizabeth Drive, Bathgate, West Lothian, EH48 1HT**  
**Offers over £134,000**



**MONARCH**  
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Welcome to 137 Elizabeth Drive, a charming two-bedroom end-terraced house nestled in the highly sought-after Boghall area of Bathgate.

This delightful home offers a perfect blend of comfort, space, and scenic views, making it an ideal choice for both families and professionals.

Upon arrival, you are greeted by a generously sized driveway, providing ample parking space for multiple cars, alongside a well-maintained front and back garden. The property also features a spacious garage and shed offering additional storage.

Step inside to discover a warm and inviting living room, perfect for relaxing with family and friends. The gas fireplace adds a cozy touch, making it the heart of the home. The adjoining dining kitchen offers plenty of space for meal preparation and dining. This area is perfect for entertaining or enjoying a quiet meal while overlooking the serene back garden.



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Upstairs, the property boasts two large double bedrooms, both bright and airy, providing a peaceful retreat at the end of the day.

The bathroom is well-appointed, offering all the essentials for modern living.

One of the standout features of this property is the unobstructed views over the countryside from the rear, offering a sense of tranquillity and space that is hard to find.

The south facing back garden provides an ideal setting for outdoor relaxation, gardening, or kid's activities.









GROUND FLOOR



FIRST FLOOR

807 sqft

**Bathgate**, a historic market town surrounded by scenic countryside, offers the charm of country living with quick access to both Edinburgh and Glasgow.

The town centre features a variety of local amenities, while nearby Livingston provides even more shopping options. Outdoor enthusiasts will enjoy the proximity to Beecraigs and Polkemmet Country Parks, offering activities like hiking, cycling, and nature watching. For fitness and culture, Xcite Bathgate offers excellent facilities, and the Reconnect Regal Theatre hosts events throughout the year.

Bathgate boasts excellent schools and easy commuting with close links to the M8/M9 motorways, making Edinburgh and Glasgow easily accessible by car or train.

## Get in touch



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## VideoTour



### Misrepresentations

The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.