

12 Springfield Gardens

INVERNESS, HIGHLAND, IV3 5SL



*A FANTASTIC STARTER HOME OR INVESTMENT
OPPORTUNITY WITHIN WALKING DISTANCE
TO INVERNESS CITY CENTRE*



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Situated within walking distance of Inverness city centre and local amenities, 12 Springfield Gardens is a well-presented ground floor two-bedroom flat, ideal for first-time buyers, downsizers, or investors.

Inside, the spacious lounge is filled with natural light, creating a welcoming space to relax or entertain.





The kitchen offers ample cupboard space, a freestanding fridge/freezer, and a Worcester Bosch combi boiler for efficient heating and hot water.





Both double bedrooms are generously sized, providing comfortable living with plenty of space for storage.





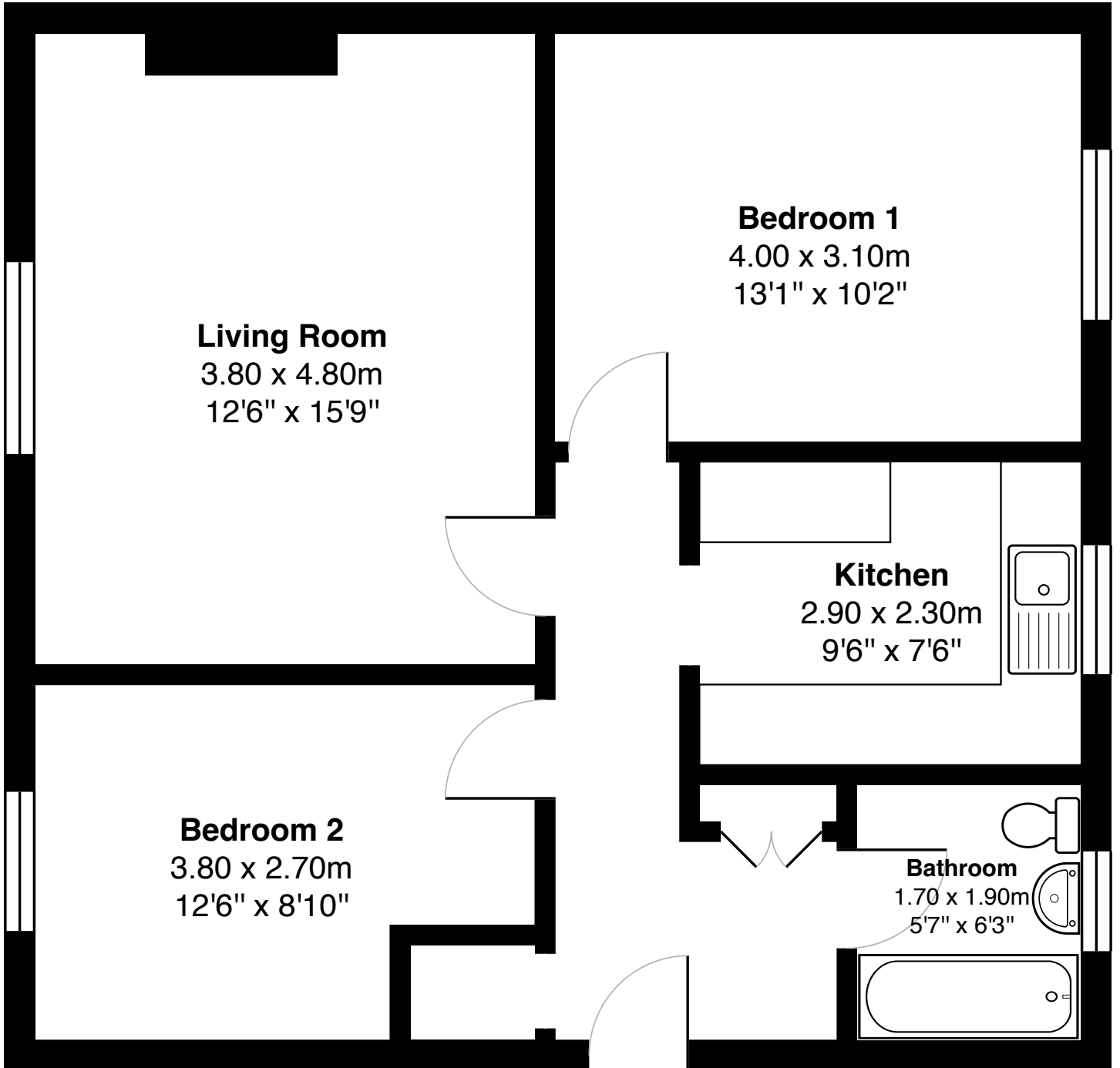
Bedroom 2





The bathroom includes a full bath suite with an overhead shower, combining convenience with practicality.





Gross internal floor area (m²): 61m²

EPC Rating: C



Externally, the property benefits from a private garden space, perfect for enjoying outdoor living during the warmer months. With a great location and well-proportioned rooms, this home presents a fantastic opportunity to step onto the property ladder or expand an investment portfolio.



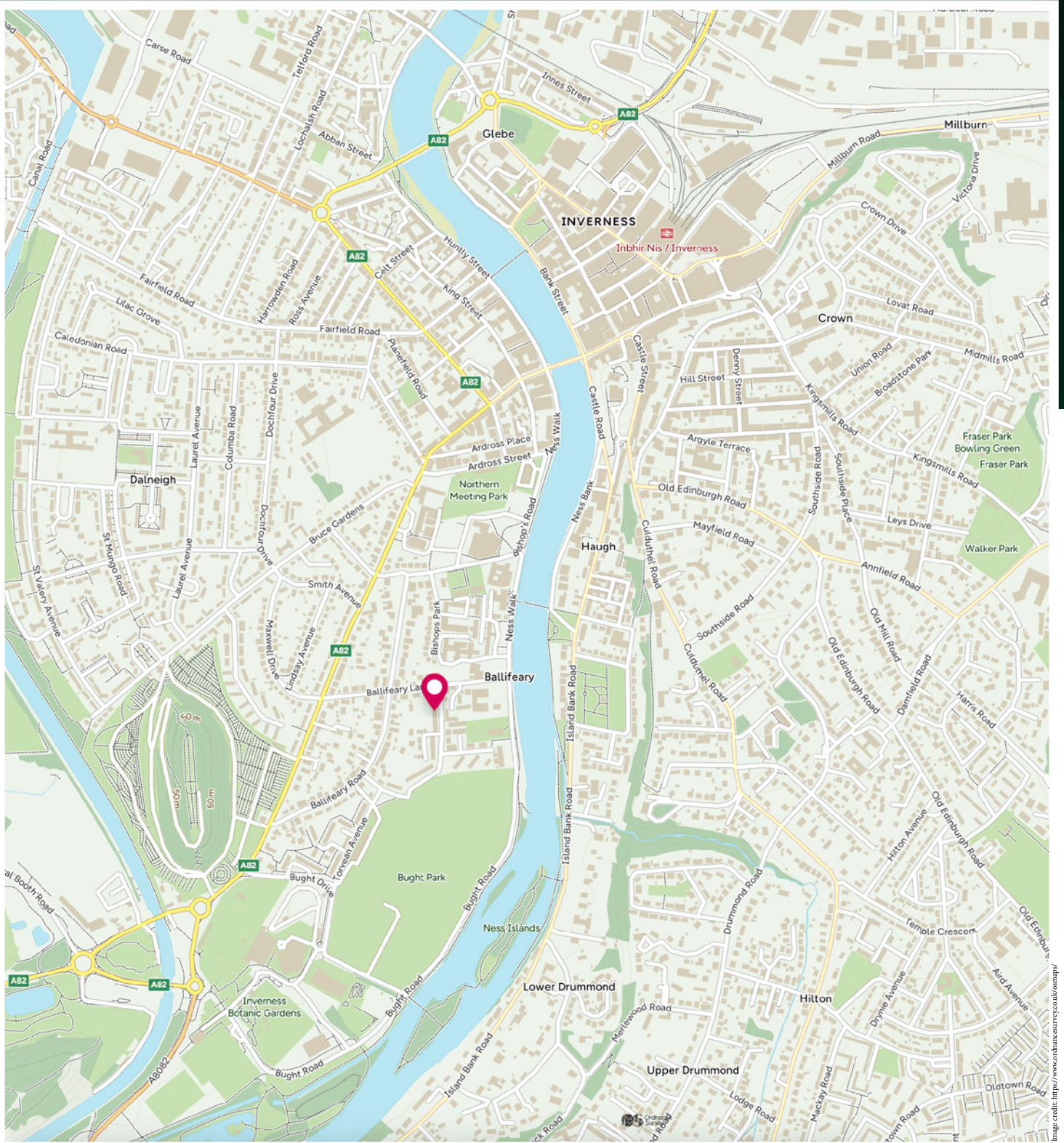


Nestled in the sought-after Bught area, bordering the charming Ballifeary district, 12 Springfield Gardens offers the perfect balance of city convenience and natural beauty. Just a short stroll from Inverness city centre, this prime location places you within easy reach of shops, restaurants, and cultural attractions, including the renowned Eden Court Theatre.

For those with an active lifestyle, the Inverness Sports Centre and Aquadome, Inverness Ice Centre, and nearby sports fields provide excellent recreational opportunities. Nature lovers will appreciate the proximity to the scenic Ness Islands, offering picturesque riverside walks and peaceful green spaces right on your doorstep.

As the capital of the Highlands, Inverness is a thriving city known for its welcoming community and exceptional quality of life. Combining the vibrancy of city living with the tranquillity of the surrounding countryside, it offers something for everyone. Families will benefit from a safe, family-friendly environment, while outdoor enthusiasts can explore the vast landscapes of the Cairngorms National Park, just a short drive away. For golf lovers, world-class courses such as Royal Dornoch, Nairn, and Castle Stuart are all within easy reach.

The Location



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**Part
Exchange
Available**



THE SUNDAY TIMES
THE TIMES



Text and description
CRAIG PETERS
Surveyor



Layout graphics and design
ALAN SUTHERLAND
Designer

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