

Services

Mains water, electricity, and drainage.

Extras

All carpets, fitted floor coverings, and curtains. Washing machine and microwave.

Heating

Electric heating.

Glazing

Double glazed windows throughout.

Council Tax Band

C

Viewing

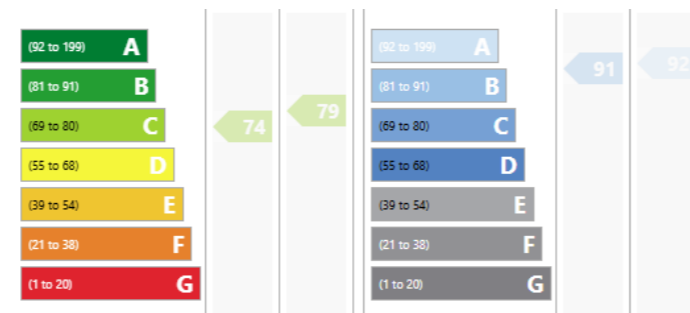
Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £130,000
 A full Home Report is available via Munro & Noble website.



**17 Springfield Gardens
 Inverness
 IV3 5SJ**

A modern two bedroomed, first floor flat located in the established Bught area of the city, which is fully double glazed, has electric heating and off-street parking.

OFFERS OVER £128,000







📍 The Property Shop, 20 Inglis Street, Inverness

✉️ property@munronoble.com

☎️ 01463 22 55 33

📞 01463 22 51 65

Property Overview

- 
Flat
- 
2 Bedrooms
- 
1 Reception
- 
1 Shower Room
- 
Electric
- 
Allocated Parking

DETAILS: Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN. Telephone 01463 225533
OFFERS: All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN.
INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.
GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.



Lounge



Kitchen/Diner

Property Description

Conveniently located within walking distance of the glorious River Ness and Inverness city centre, 17 Springfield Gardens is an appealing two bedroomed, first floor flat which resides in a quiet residential area, and affords views over the impressive Bught Park playing fields. The property would make a fantastic purchase for first time buyers, young professionals, or those looking for a property with fantastic rental potential and early viewing is encouraged to appreciate the accommodation within. It offers many pleasing features including electric heating, double glazed windows, ample storage provisions, and an allocated parking space. The flat is accessed via a secure communal entrance (which is shared with just three other properties) and is located on the first floor to the left elevation. Internally, an entrance vestibule lends privacy before entering the hallway, off which is a welcoming and spacious lounge for chilled evenings, two double bedrooms, a modern shower room and fitted kitchen/diner. The well-appointed Ikea kitchen was installed in 2024 and comprises numerous wall and base mounted units with worktops, matching splashbacks, and a 1 1/2 stainless steel sink with drainer and mixer tap. Integral goods include an induction hob with extractor fan over, an electric oven, a full sized fridge and half freezer. There is a free-standing microwave, and washing machine, both of which are included in the sale. This front facing room boasts two windows to the front elevation, offering plenty of natural light, and provides a great space for a good sized table and chairs to enjoy delicious meals. The stylish shower room is light and airy, and is equipped with a three piece suite comprising a vanity wash hand basin, WC and a shower compartment, complete with complimentary wet-walling and electric shower. Excellent storage is provided by two cupboards in the hallway, and both bedrooms have the advantage of double mirrored wardrobes with sliding doors. Externally, there is a secure bike store which is located to the rear elevation, alongside a secure bin store. There is an off-street, allocated parking space at the front elevation, with two shared visitor spaces also available. Springfield Gardens is well placed for access to the Bught Park Pavilion and playing fields, Inverness Aquadome and Ice rink, as well as Eden Court Theatre. On the property's door step can be a found doctors surgery and pharmacy, and just further afield is a Scotmid store and takeaway. The city centre has an excellent range of amenities including Eastgate Shopping Centre, High Street shops, hotels, bars, restaurants, supermarkets, a Post Office and both bus and train stations, which are all within walking distance.

Rooms & Dimensions

- Entrance Vestibule
Approx 0.94m x 1.78m
- Hallway
- Kitchen/Diner
Approx 4.04m x 2.78m
- Lounge
Approx 4.54m x 3.79m
- Bedroom Two
Approx 2.71m x 3.02m
- Shower Room
Approx 1.69m x 2.22m
- Bedroom One
Approx 3.82m x 3.51m



Kitchen/Diner



Bedroom One



Bedroom Two



Shower Room