



PETER MURPHY & Co
ESTATE AGENTS



86 Springfield Gardens, Inverness, IV3 5SL

Offers Over £115,000

Step into a home that combines city convenience with tranquil privacy. Just a 10-minute walk from Inverness City Centre and moments from the Ness Islands, Eden Court Theatre, Aquadome leisure centre and riverside walks, this property offers a lifestyle as appealing as its location.

Inside, the inviting lounge features a charming wood-burning stove and a large picture window overlooking the front garden, ensuring plenty natural light reaches this comfortable living space. The property offers 2 spacious double bedrooms, a modern kitchen and bathroom with shower over bath. The interior has new carpets and is recently decorated.

Outside, you'll find a well kept front and rear gardens, a rare luxury so close to the heart of the city.

For those who love to entertain, the private rear garden boasts a bespoke shed which has been transformed into a private pub – your own personal retreat. There is also a large lockable storage cupboard in the communal hallway.

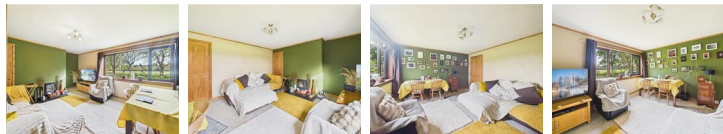
Whether you're seeking an exceptional first home or a excellent long or short term rental opportunity, this property offers character, comfort, and exclusivity in one perfect package which is walk in ready. The cooker, fridge freezer and washing machine comes with the flat. The property also benefits from gas central heating and double glazing. There is parking in front of the flat but there is also off street parking.

ENTRANCE HALLWAY

External door opens to the hallway. Provides access to all rooms. Storage cupboard.

LOUNGE/DINING ROOM

The bright and welcoming lounge has ample space for formal dining. Window to front.



KITCHEN

The well appointed and modern kitchen has a good selection of units with quality solid oak worktops. Cooker, fridge freezer and washing machine included in the sale. Window to rear.



BEDROOM 1

This spacious double bedroom has a window to front.



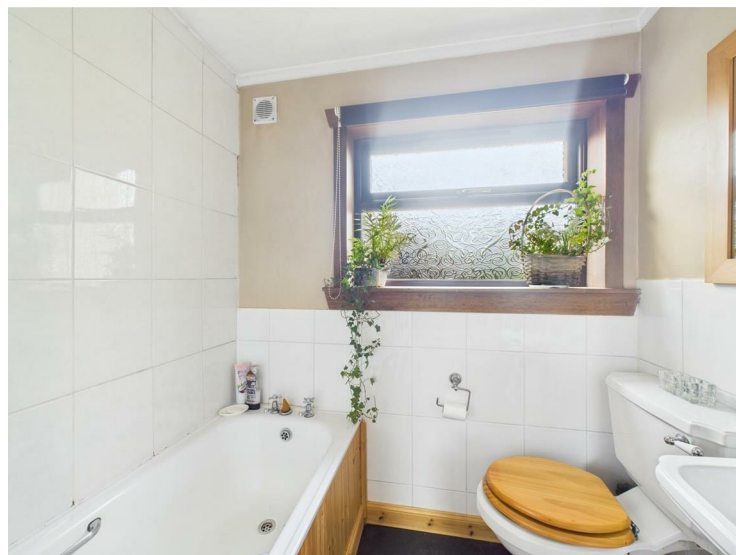
BEDROOM 2

This spacious double bedroom has a window to rear.



BATHROOM

The family bathroom includes wc, wash hand basin and bath with electric shower over.



FRONT GARDEN

The large front garden is laid to lawn with shrub and flowerbed borders and seating area.



REAR GARDEN

The private rear garden is laid to lawn and includes a bespoke shed which has been transformed into a private pub.



We endeavour to make our property particulars accurate and reliable, however, they do not constitute or form any part of an offer or any contract and none is to be relied upon as statements or representations of fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide for prospective buyers only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned in the particulars are to be agreed with the seller.

FRONT ELEVATION



VIEW



LOCATION

The property is ideally situated with a range of activities within walking distance including the Aquadome leisure centre Bught Park, Eden Court Theatre the Inverness Ice Centre, and the River Ness and Islands. Within minutes, Inverness City Centre is easy reached by foot, bike or regular bus service. Central Primary School and Charleston Academy are also within easy reach.

MISCELLANEOUS INFORMATION

Tenure - Freehold

Council Tax Band - Band A

DISCLAIMER

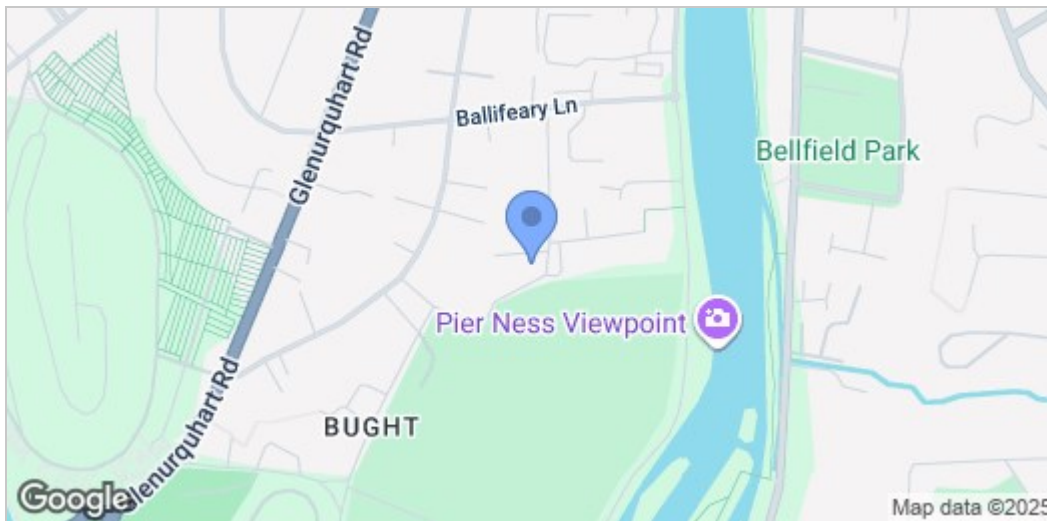


Approximate total area⁽¹⁾
55.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	75
Scotland		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.