

# Shiells

Solicitors & Estate Agents



**20 and 20a Colvill Place, Arbroath,  
DD11 1RB**

**EPC - F**

Offers Over **£125,000**

# 20 and 20a Colvill Place, Arbroath

A portfolio of a 3 bedroomed upper maisonette and ground floor 2 bedroomed flat

## Overview

20a Colville Place

- upper maisonette
- 3 Bedrooms
- Bathroom and Cloakroom
- Kitchen
- Large Lounge

20 Colville Place

- ground floor flat
  - 2 bedrooms
  - Lounge
  - Shower Room
  - Kitchen
- Shared garden and garage



*Both Properties are in need of upgrading and this is an ideal opportunity for a renovation project.*



Both properties need upgrading throughout.

### **20a Colvill Place**

Upper Maisonette with lounge, kitchen and bedroom 1 on the 1<sup>st</sup> floor whilst upstairs you will find 2 further double bedrooms, bathroom with separate shower and large cupboard. On the ground floor there is a small WC. There is partial double glazing and partial storage heating in this property.

### **20 Colvill Place**

Ground Floor flat, with lounge, kitchen, 2 bedrooms and shower room. Ample storage area to convert a bathroom. This property is double glazed throughout.



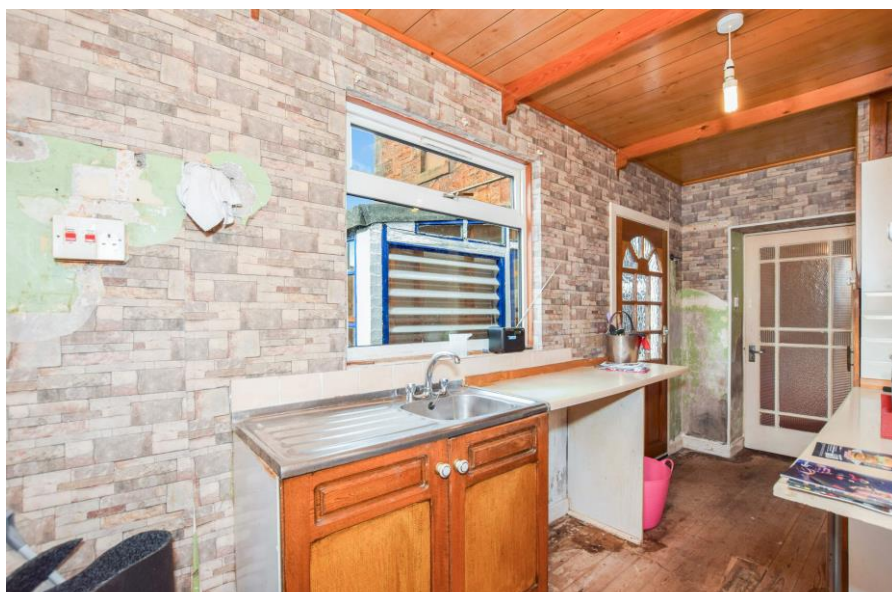
### Exterior

These properties share a good sized enclosed rear garden which is raised and laid with lawn. There is also a single garage which is accessed from Albert Street. There is a small vestibule /boot room at the entrance to 20a

### Extras

There is a shed in the shared garden

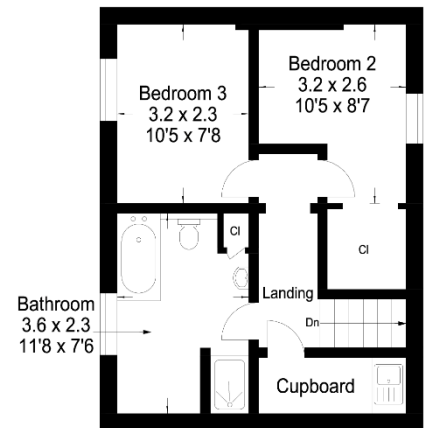
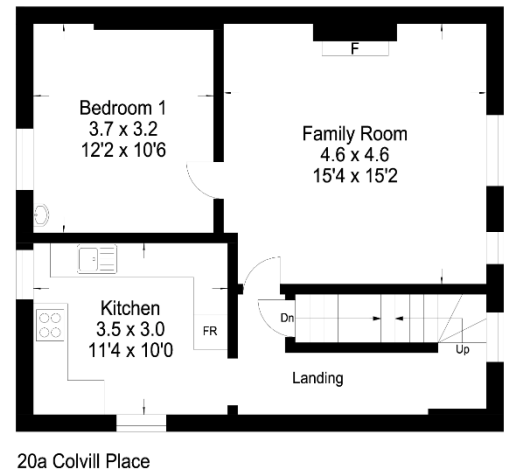
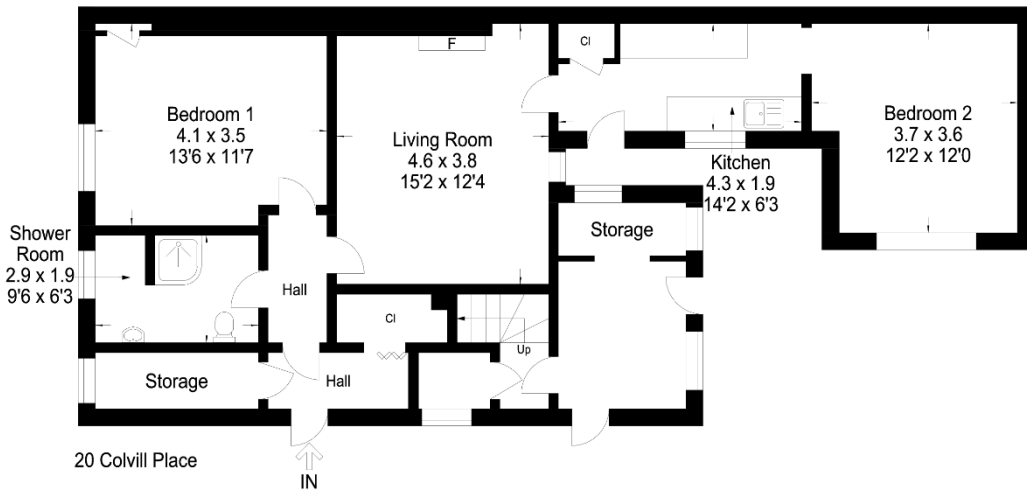
The owners have decided they would want the properties to be sold together



### Directions

On entering Arbroath via the A933, take a right onto Keptie Road, follow onto Noat Loan Road, then left onto Addison Place, take a right onto Princess Street then into Colvill Place. The flats are accessed from Albert Street.

What3words  
Knee.ruled.effort



## vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)  
VistaBee 2024

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.