FOR SALE
RESIDENTIAL BLOCK X 4 FLATS

GRAHAM SIBBALD



38 Castle Street
Montrose
DD10 8AG

- 4 Flats - 2 One Bed and 2 Studio Flats
- First and Second Floor of Block
- Close to Montrose Town Centre
- Investment Opportunity Upon Letting
- Offers in the Region of £100,000 Invited

LOCATION

Montrose has a population of approximately 16,000 and is located on the East Coast of Scotland within the County of Angus. The town is situated approximately 30 miles north of Dundee and 40 miles south of Aberdeen. Montrose's significance is enhanced by its location on the A92 as well as its links to the rail network. Montrose is a popular destination for visitors, tourists and businesses.

More precisely, the subjects are located on the west side of Castle Street between the junctions of Upper and Lower Craigo Street and Balmain Street and in close proximity to the town centre.

The approximate location is shown by the OS Plan.



DESCRIPTION

The subjects comprise 4 flatted dwellings (A – D 38 Castle Street) across the first and second floors of a traditional end-terraced tenement held under a pitched slate roof. The flats are currently vacant and the block comprise 2 one bedroom flats and 2 studio flats. The flats are accessed via the rear up an external stone stair to the first floor with access to the block. The block provides an investment opportunity upon letting.

EPC RATING AND COUNCIL TAX BAND

PROPERTY ADDRESS	EPC RATING	COUNCIL TAX BAND	ACCOMMODATION
38A Castle Street	C	A	1-bed
38B Castle Street	C	A	Studio
38C Castle Street	C	A	Studio
38D Castle Street	-	A	1-bed

VAT

For the avoidance of doubt, all figures are quoted exclusive of VAT unless otherwise stated.

PRICE

Offers in the region of £100,000 are invited for the heritable interest.

VIEWING

Viewing is through the Sole Selling Agents, Messrs. Graham + Sibbald.





To arrange a viewing please contact:



ANDREW DANDIE
Divisional Director
andrew.dandie@g-s.co.uk
07803 896 967



CHARLES CLARK
Property Agent
charles.clark@g-s.co.uk
07423 693 461

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/ Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: July 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.