

THE CHURCH OF SCOTLAND

EAGLAIS NA h-ALBA



Inverlussa Parish Church
Lochgilphead
PA31 8PT



Property

Unique B-Listed church located in a beautiful scenic coastal area at the top end of the hamlet of Kilmichael of Inverlussa, near Lochgilphead, Argyll.

The church occupies a slightly elevated position with views to Loch Sween and the hills beyond.

The accommodation comprises the main church hall, entrance vestibule and church office.

Grounds

The sale includes the footprint of the building only, and the surrounding Churchyard are owned by the local authority.

Services

The church benefits from a mains supply of electricity, with electric heaters located in the building.

It is not served by water or drainage. While it is understood that a private water supply is available in the vicinity, and that the owners are willing to agree terms for a connection to the church, the purchaser will require making their own arrangements in this regard. Further details can be obtained from selling agent.

Fixtures and Fittings

The congregation reserves the right to remove some of the plaques from the property. The headstone in the care of Historic Scotland is not included in the price.

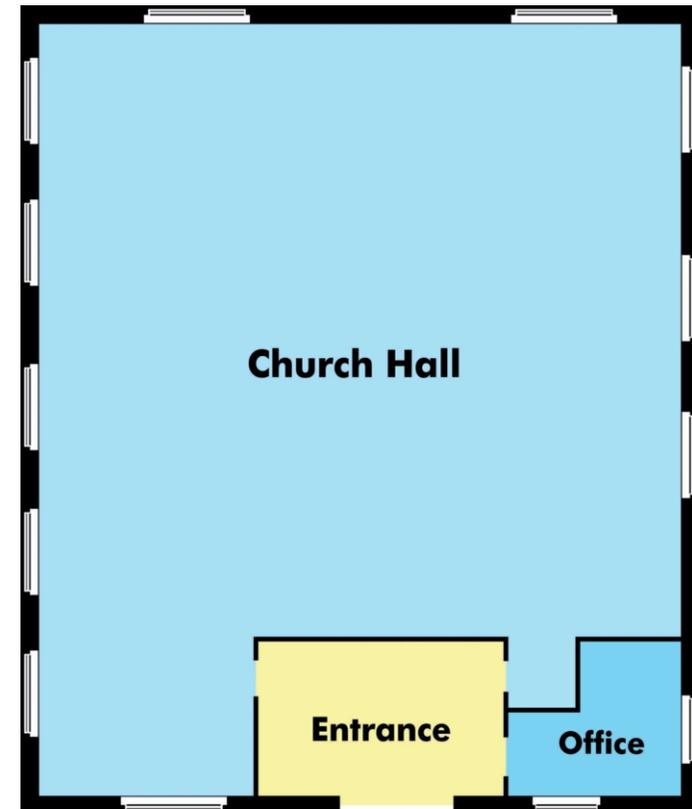
Planning

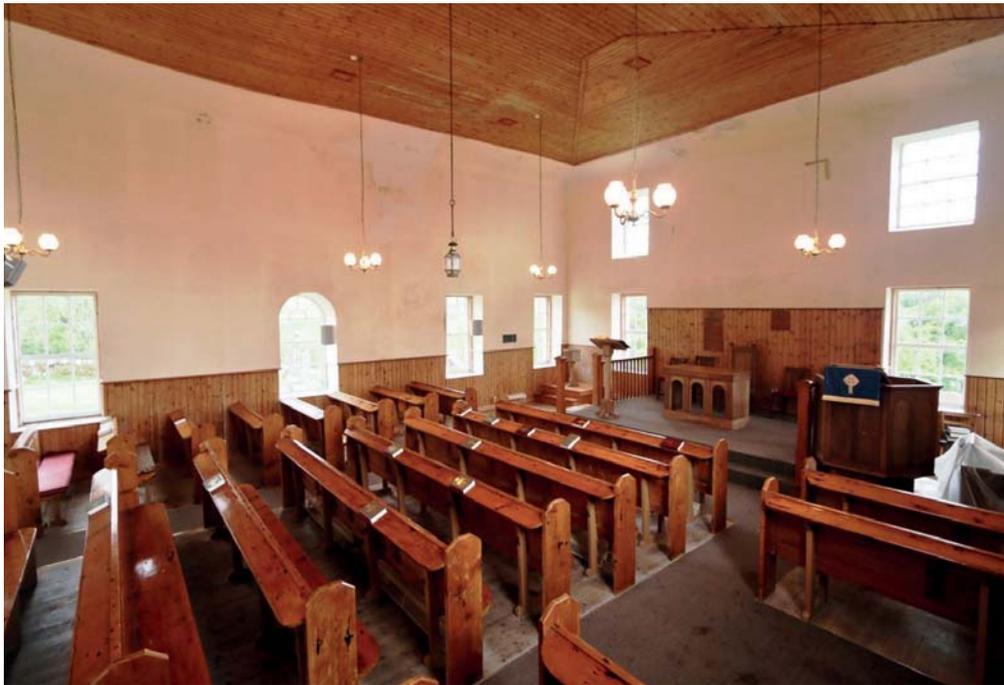
The subjects are B-Listed and could be used, without the necessity of obtaining change of use consent, as a crèche, day nursery, day centre, educational establishment, museum, art gallery or public library.

EPC Rating- G

Viewing Arrangements

By appointment with The Church of Scotland Law Department on 0131 240 2263.





Local Area

The church is situated on the banks of Loch Sween and is surrounded by natural beauty offered by the West of Scotland. Achnamara is the nearest small village, located a mile from the church.

Lochgilphead is approximately ten miles away and provides all the necessary amenities such as primary and secondary schools, local shops, various cafes, pubs, restaurants, hotels, supermarket, GP surgery, Community Hospital, dentist, optician, vet and many more.

The area offers much in the way of outdoor pursuits, including water sports such as sailing and canoeing, on and off road cycle routes and walks. Sea, river and loch fishing are also available.

The famous Crinan Canal is close by, with Crinan harbour and its sheltered yacht mooring and some of the most beautiful scenery in the Scottish West Highlands. There is also an area of yacht moorings close by on Loch Sween.



Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor, to:-

Church of Scotland Law Department
 121 George Street
 Edinburgh EH2 4YN
 Telephone 0131 240 2263 Fax 0131 240 2246
 Email: properties@churchofscotland.org.uk

It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest, via a Scottish solicitor, in writing or by Email with the Law Department.

As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance.

The sellers do not bind themselves to accept the highest or any of the offers they receive.

Whilst the foregoing particulars are believed to be correct they are not warranted on the part of the sellers and prospective purchasers will require to satisfy themselves with regards to all matters prior to offers.

The Church of Scotland General Trustees Scottish Charity No SC014574