

THE CHURCH OF SCOTLAND

EAGLAIS NA h-ALBA



**The Manse, Ardminish, Isle of Gigha, PA41 7AA**

## PROPERTY DESCRIPTION

Five-bedroom, detached former manse located on the community owned island of Gigha.

In need of modernisation throughout, the manse is surrounded by beautiful open countryside and is considered to be in an area of good natural amenity.

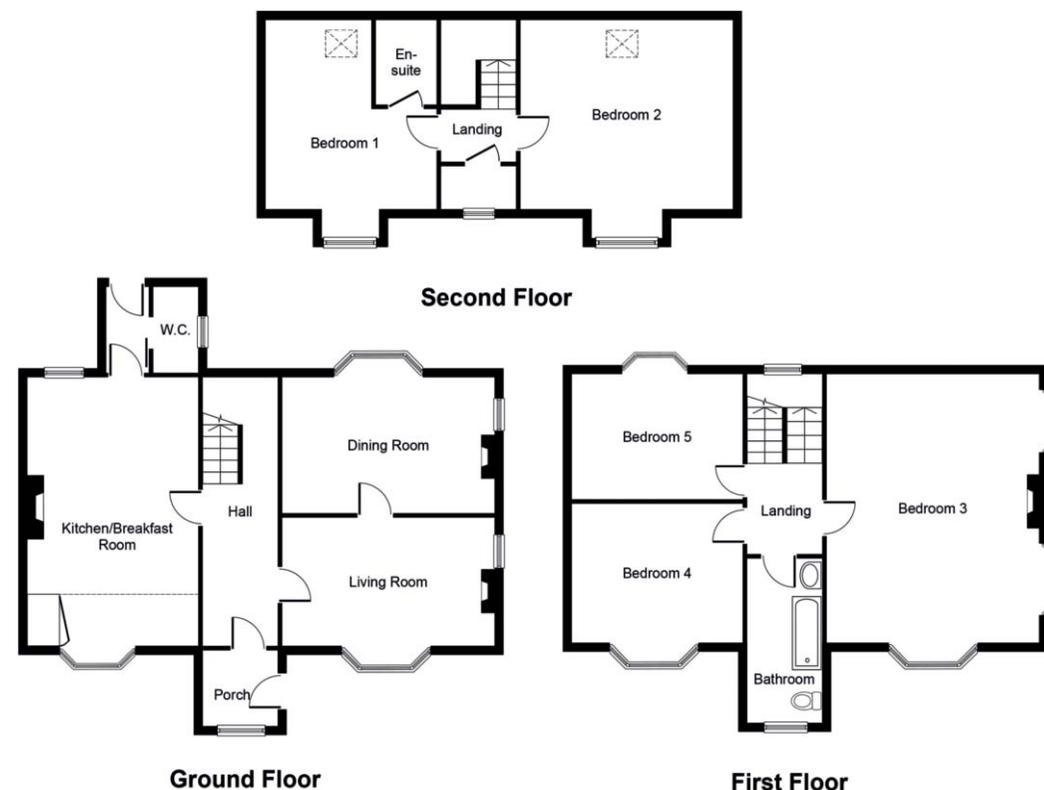
The property is over three floors and has a driveway and a fully enclosed rear garden.

The ground floor comprises; porch, hall, living room, dining room, breakfast kitchen and rear porch with toilet. The first floor has three bedrooms and a family bathroom and the attic floor consists of two bedrooms, one of which has an en-suite and a box room.

The property has a mixture of sash and case timber framed single glazed windows, double glazed windows and some double glazed metal conservation roof lights in the attic.

The property features many open fireplaces throughout and mains supply electricity and water. Heating is supplied by an oil fired wet system to steel panel radiators, electric storage heaters and electric panel heaters. There is no gas supply to the manse and drainage is to a private septic tank.

The purchaser will be granted a right of access to the manse along the access road, subject to contributing to all maintenance costs.



## AREA DESCRIPTION

Ardminish is a small village on the Isle of Gigha, in the Inner Hebrides, in Argyll and Bute, Scotland. There is a pier, post office and shop in the village.

Gigha is 2.8 miles west of the Kintyre peninsula with a regular ferry service. Gigha has a primary school, shop, hotel with bar, Michelin Star recommended restaurant and a church with regular services.

Gigha has its own 9 hole golf course, and the coastline offers wonderful opportunities to fish, surf, canoe, snorkel and walk.



### **Please Note**

The property has Japanese Knotweed which has been treated but the Seller will provide no warranty as to its eradication or otherwise.

### **VIEWING & OFFERS**

Viewings are by appointment with The Church of Scotland Law Department on 0131 240 2263.

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

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**Church of Scotland Law Department**  
121 George Street  
Edinburgh EH2 4YN  
Telephone 0131-240 2263 Fax 0131-240 2246  
E-mail: [properties@cofsotland.org.uk](mailto:properties@cofsotland.org.uk)

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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 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.

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