



**Inverkeilor Church Hall, 13 Station Road, Inverkeilor DD11 5RT**

## Property

Well-maintained church hall situated within the close community village of Inverkeilor.

The property comprises: Main church hall, storage room, kitchen and WC facilities

The hall benefits from a private entrance with space to park cars.

## Area

Total: 238.07sq m 2,563sq ft

## Services

The property is connected to mains supply of water and electricity. Drainage is connected to the main public sewer.

Space heating is provided via a mix of electric radiant heaters and wall mounted electric heaters throughout.

## Planning

The building is not 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. It also has potential for a variety of other uses, such as a theatre, cinema or entertainment venue, retail space or community resource subject to obtaining appropriate consents.



## EPC

Rating: B

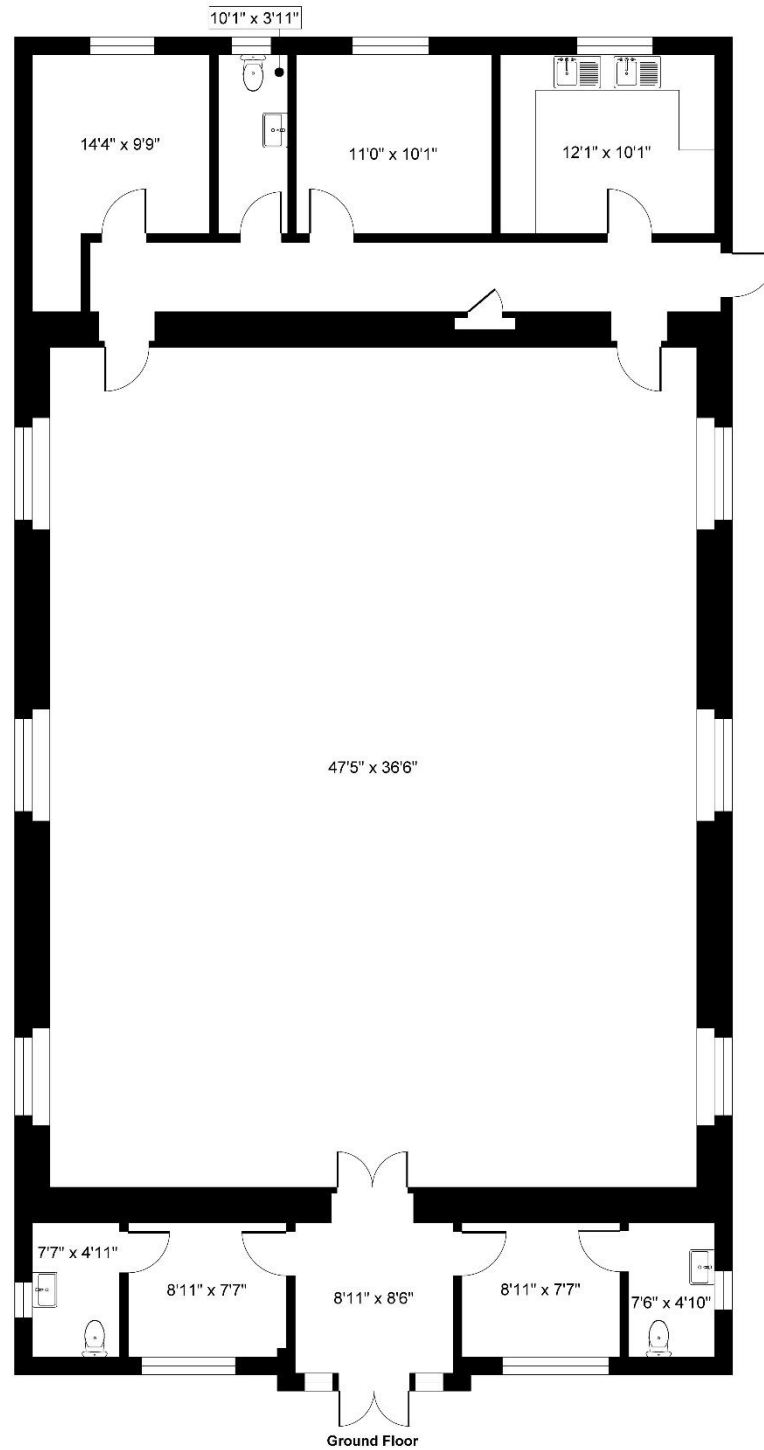
## Local Area

Inverkeilor is a small village that benefits from a on hand coffee shop, restaurant and Inverkeilor Primary School.

The village is just 15 minutes each way to Montrose and Arbroath where a range of local amenities can be found such as supermarkets, restaurants, cafes and hotels. The village is surrounded by the stunning views of the Angus countryside and coastline.

Both Arbroath and Montrose have train stations making it easy to commute up and down the country.





Ground Floor

## Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor. Please send offers via email in the first instance.



The Church of Scotland

Law Department

121 George Street

Edinburgh

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Email: [properties@churchofscotland.org.uk](mailto: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 -Scottish Charity No SC011353

