



Kirknewton Church and Halls, 27 Station Road, Kirknewton, EH27

Property

Well maintained church building and halls located in the West Lothian village of Kirknewton. The property comprises:

Main sanctuary, 2 church halls, kitchen area and WC facilities,

Area

Church: 221.74 sq m, 2,387 sq ft

Church Hall: 122.33 sq m, 1,317 sq ft

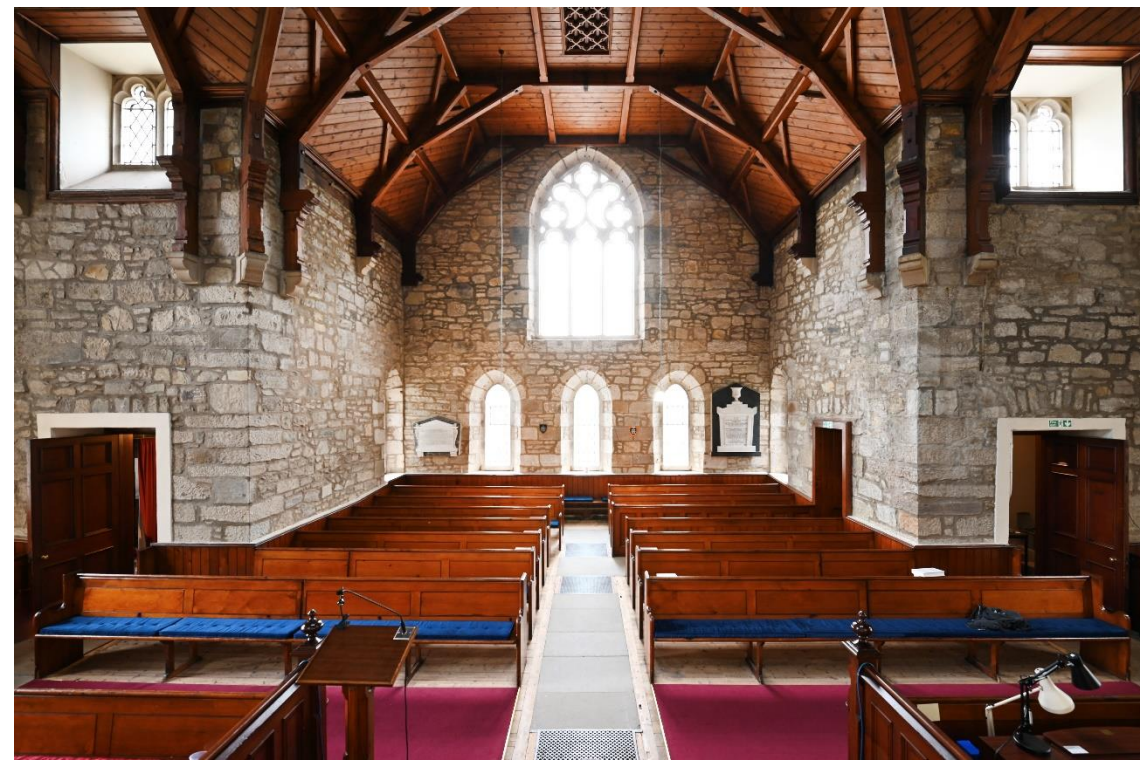
Total: 344.07 sq m, 3,704 sq ft

Services

The building is connected to mains supply of water, gas and electricity. Drainage is connected to the main public sewer. The church also benefits from a gas fired central heating system

Planning

The C-listed building 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. Conversion to residential accommodation would also be possible, again subject to the usual consents.



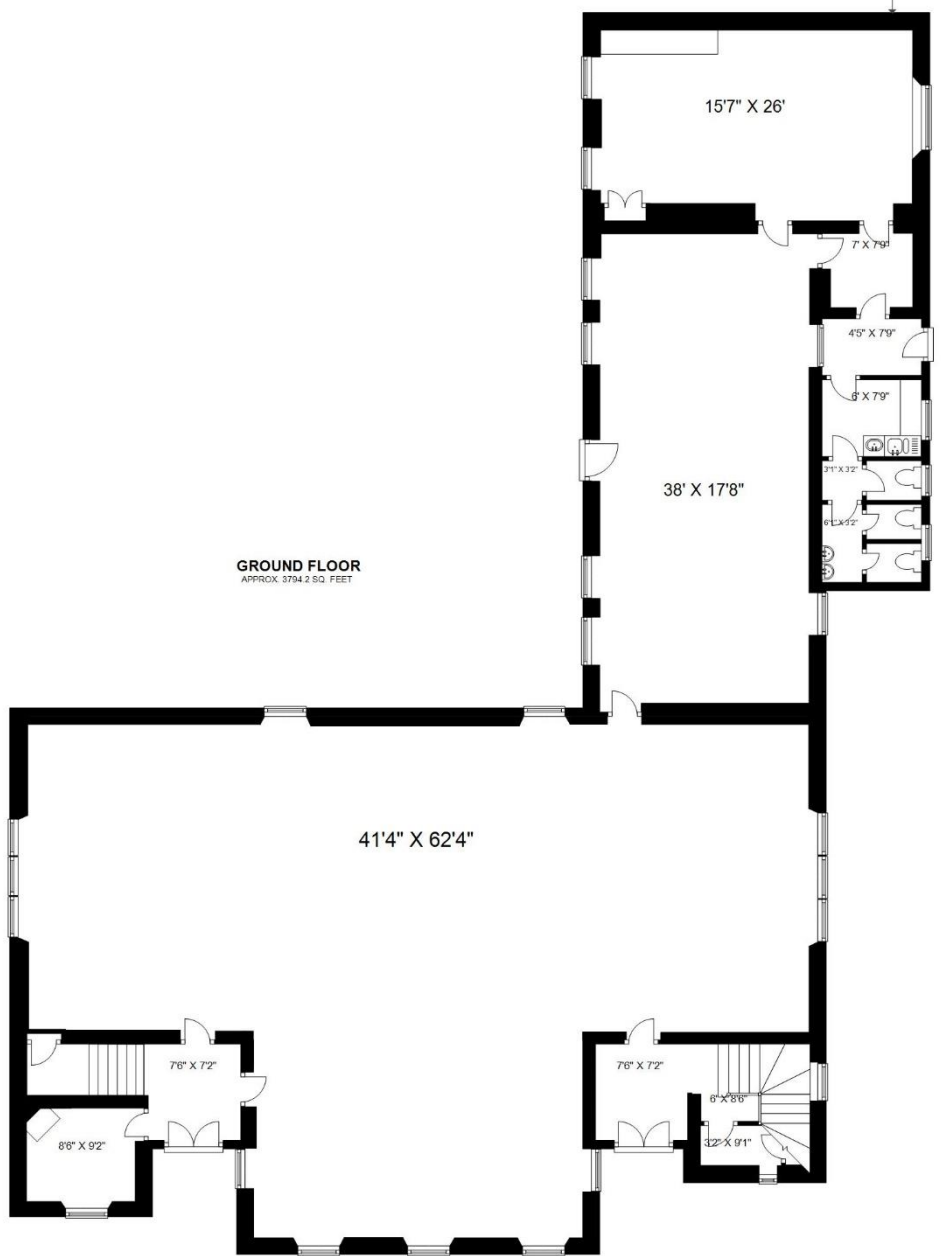
EPC

Rating E

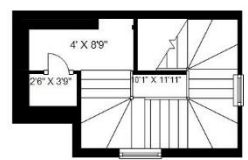
Local Area

The church is located in the West Lothian village of Kirknewton, a semi-rural community which is within easy reach of Livingston and well within commuting distance of Edinburgh and Glasgow. Many local amenities are available at the Almondvale Shopping Centre in Livingston, which offers a wide range of shops with great parking. Kirknewton has its own primary school and secondary school nearby at Balerno High School. The city bypass and main motorway networks are also within easy reach. Kirknewton railway station is also just a short walk away.

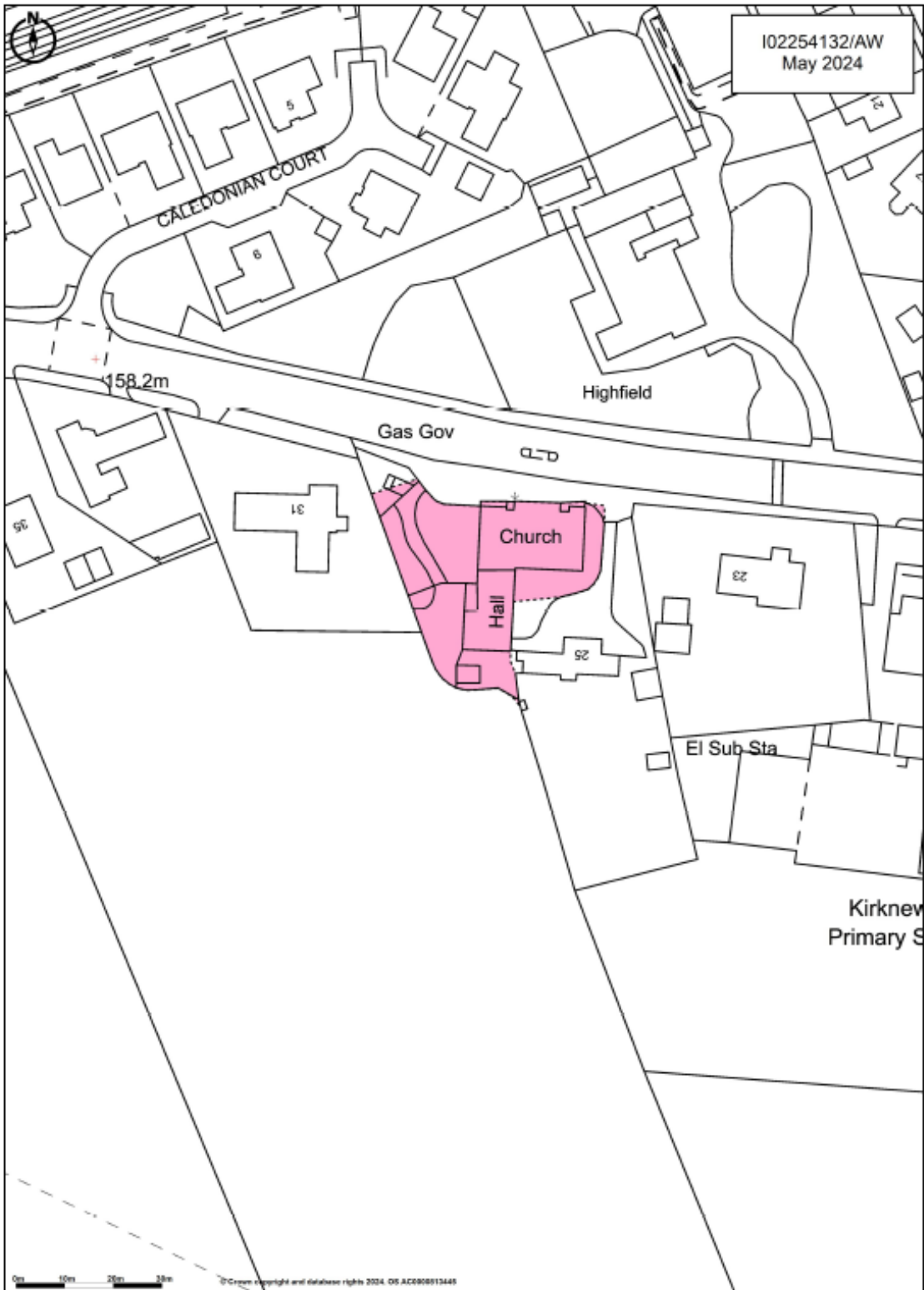




FIRST FLOOR
APPROX. 155.1 SQ. FEET



For illustrative purposes only. All measurements and fixtures should be independently verified.
Plan produced using PlanUp.



Offers

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

Church of Scotland Law Department

121 George Street

Edinburgh EH2 4YN

Telephone 0131 2402263

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 -Scottish Charity No SC011353

