



Lasswade Parish Church, 21 Polton Road, Lasswade, EH18 1AB

Property

Characteristic two storey detached church building located within the semi rural town of Lasswade. The property comprises:

Entrance vestibule, main sanctuary, small vestry, W.C and upper seating gallery

Please note: There are two gravestones attached to the rear vestry wall: it is likely that these are associated with burials within the church grounds.

Area

Ground Floor Church: 232.31 sq m 2,500 sq ft

Gallery Seating: 134.43 sq m 1,447 sq ft

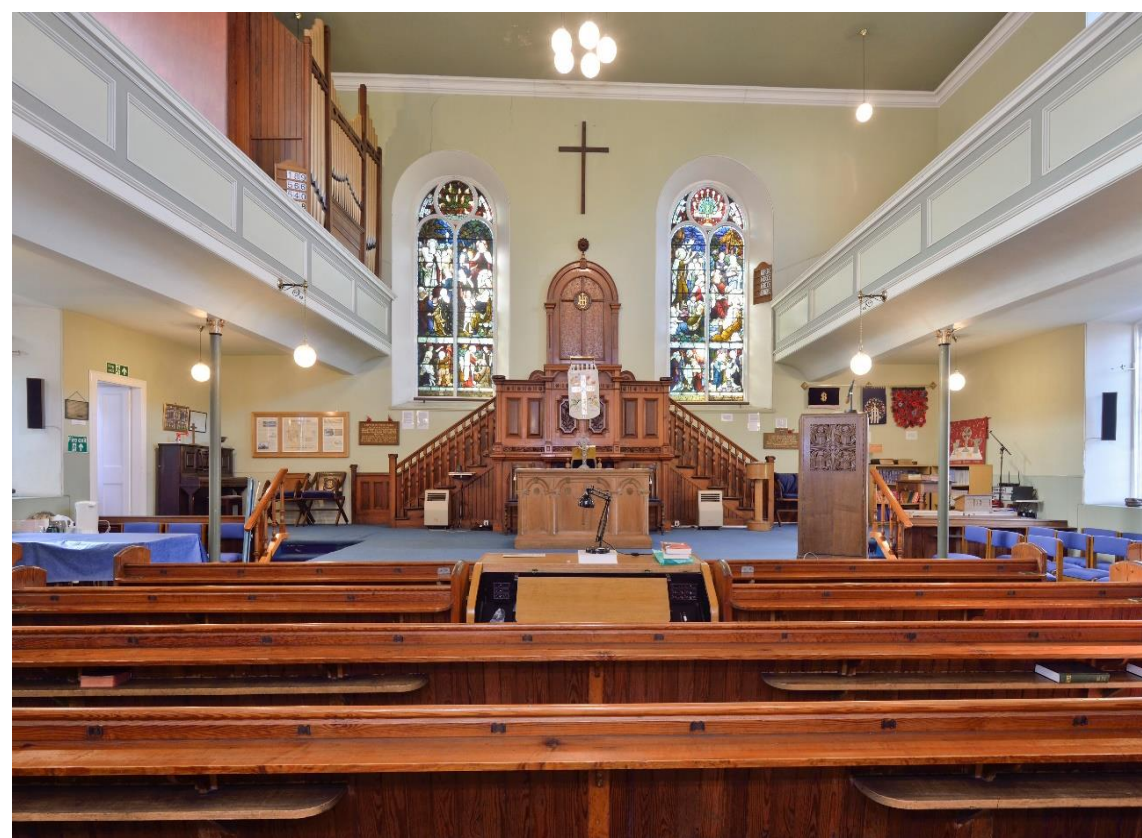
TOTAL: 366.74 sq m 3,947 sq m

Services

The property is connected to mains supply of water and electricity. Drainage is connected into the main public sewer. The building also benefits from an electrical heating system.

Planning

The B 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.

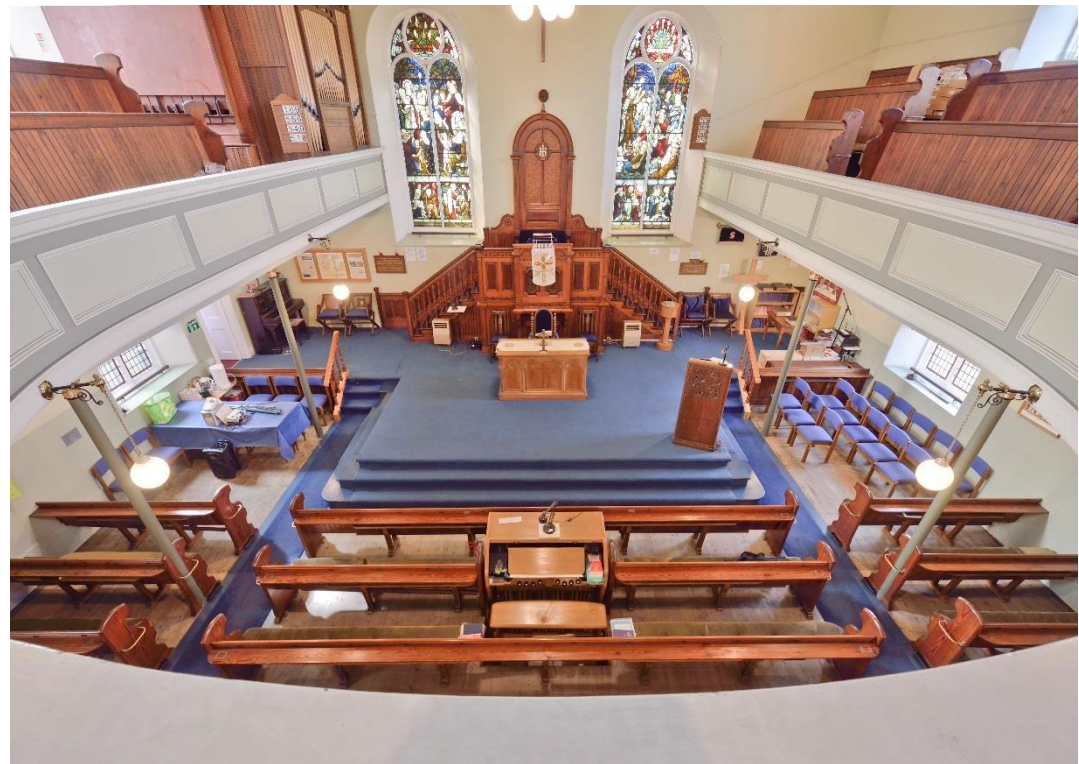
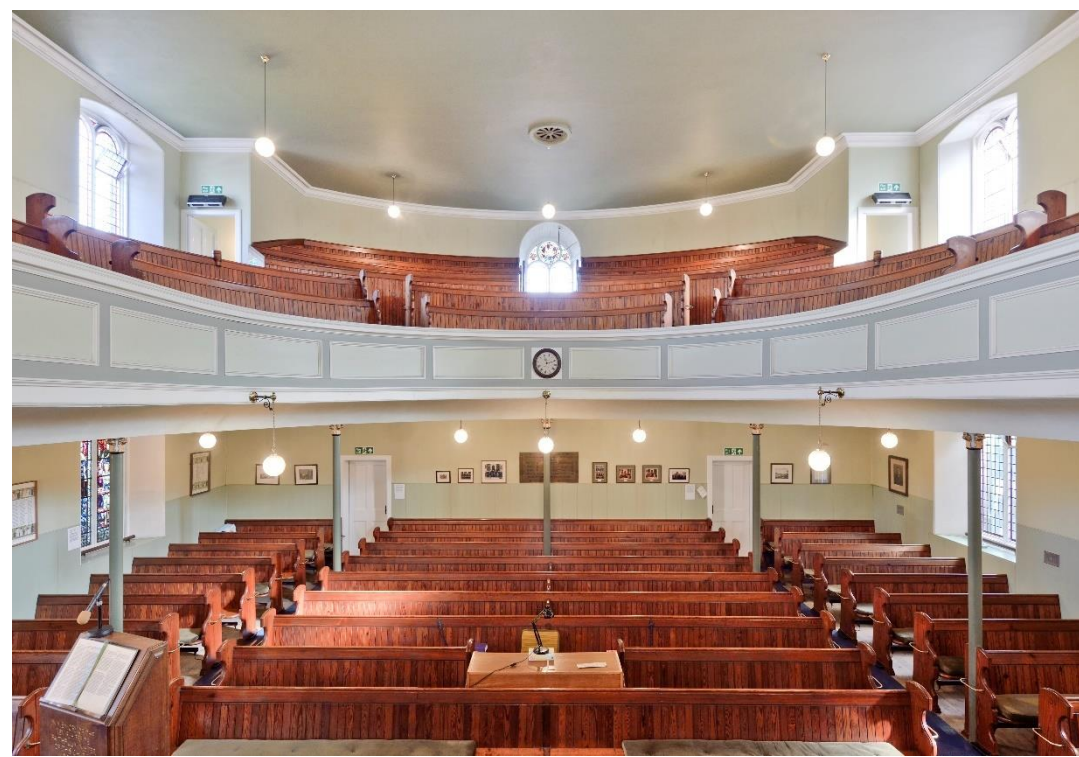


EPC

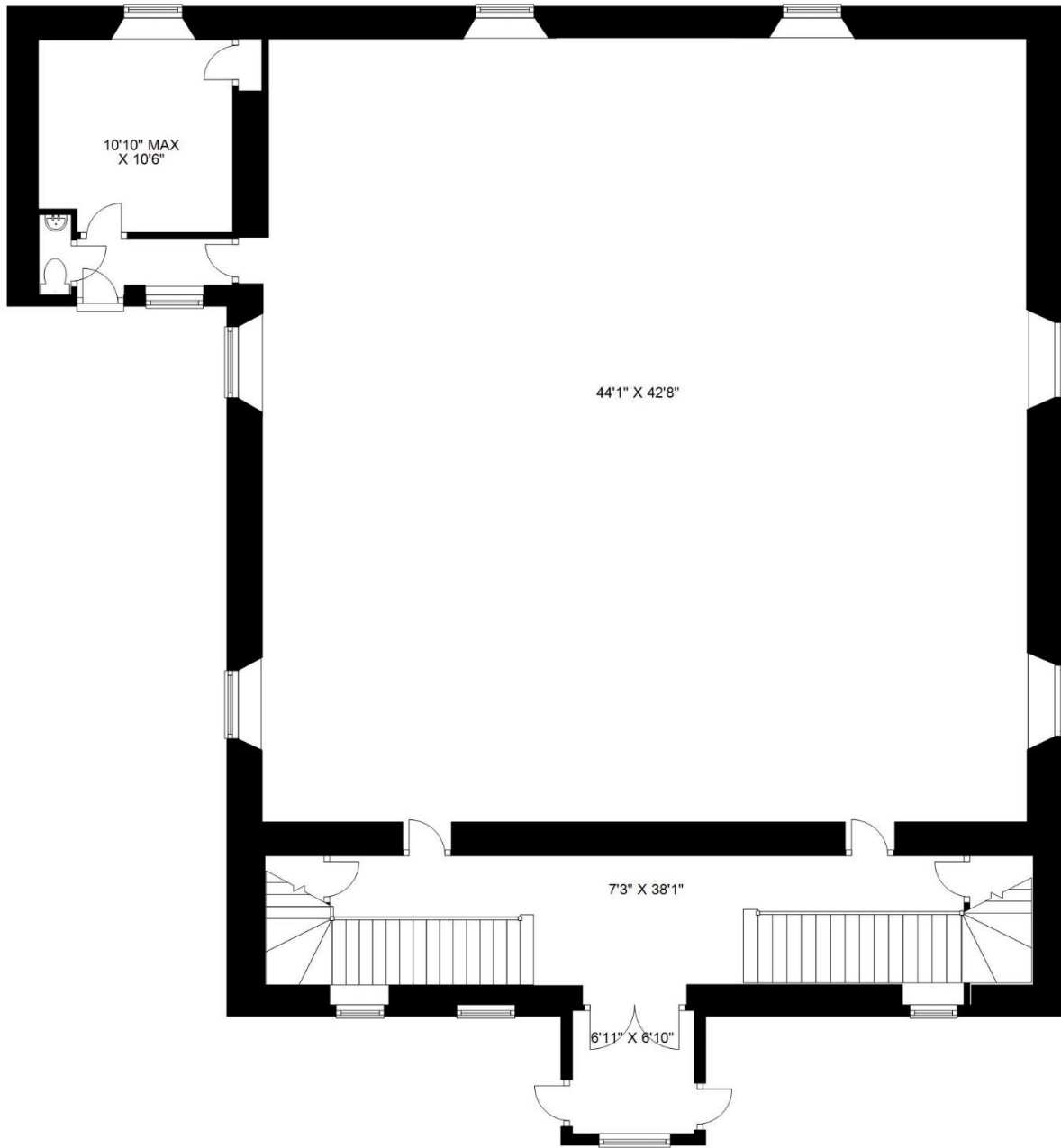
Rating F

Local Area

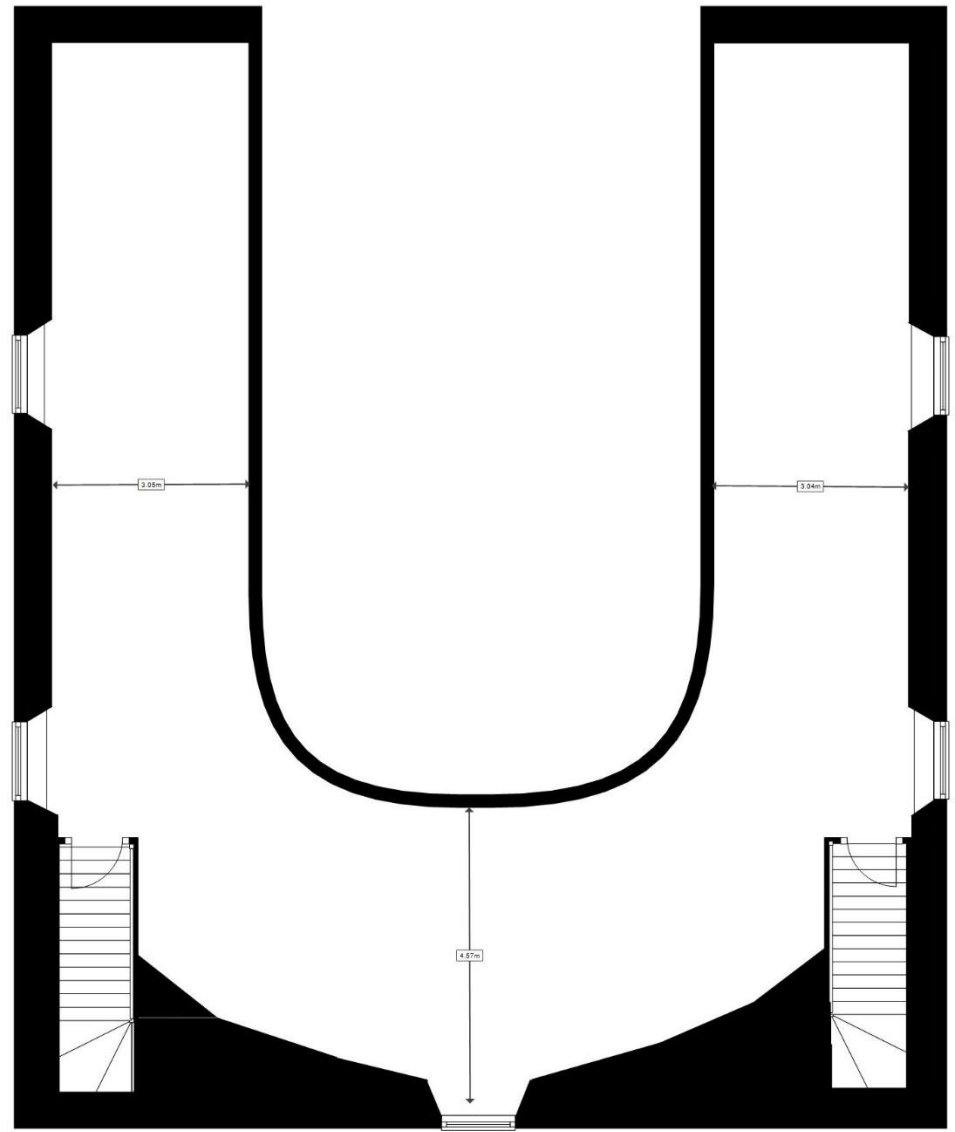
Lasswade is situated in a semi-rural location a few minutes from Bonnyrigg and surrounded by beautiful Midlothian countryside, approximately 1.5 miles from the city bypass and 6 miles south of Edinburgh city centre. Lasswade is well positioned for Edinburgh University, Edinburgh's Royal Infirmary Hospital and the recently opened Hospital for Sick Children all within easy reach. Set amidst the countryside of the Esk Valley and with the River Esk a focal point, Lasswade is surrounded by small towns such as Bonnyrigg, Loanhead and Dalkeith, all offering a good choice of local shops, bars, coffee shops and restaurants. Regular bus services pass through the town for connection to Edinburgh centre and the surrounding areas.



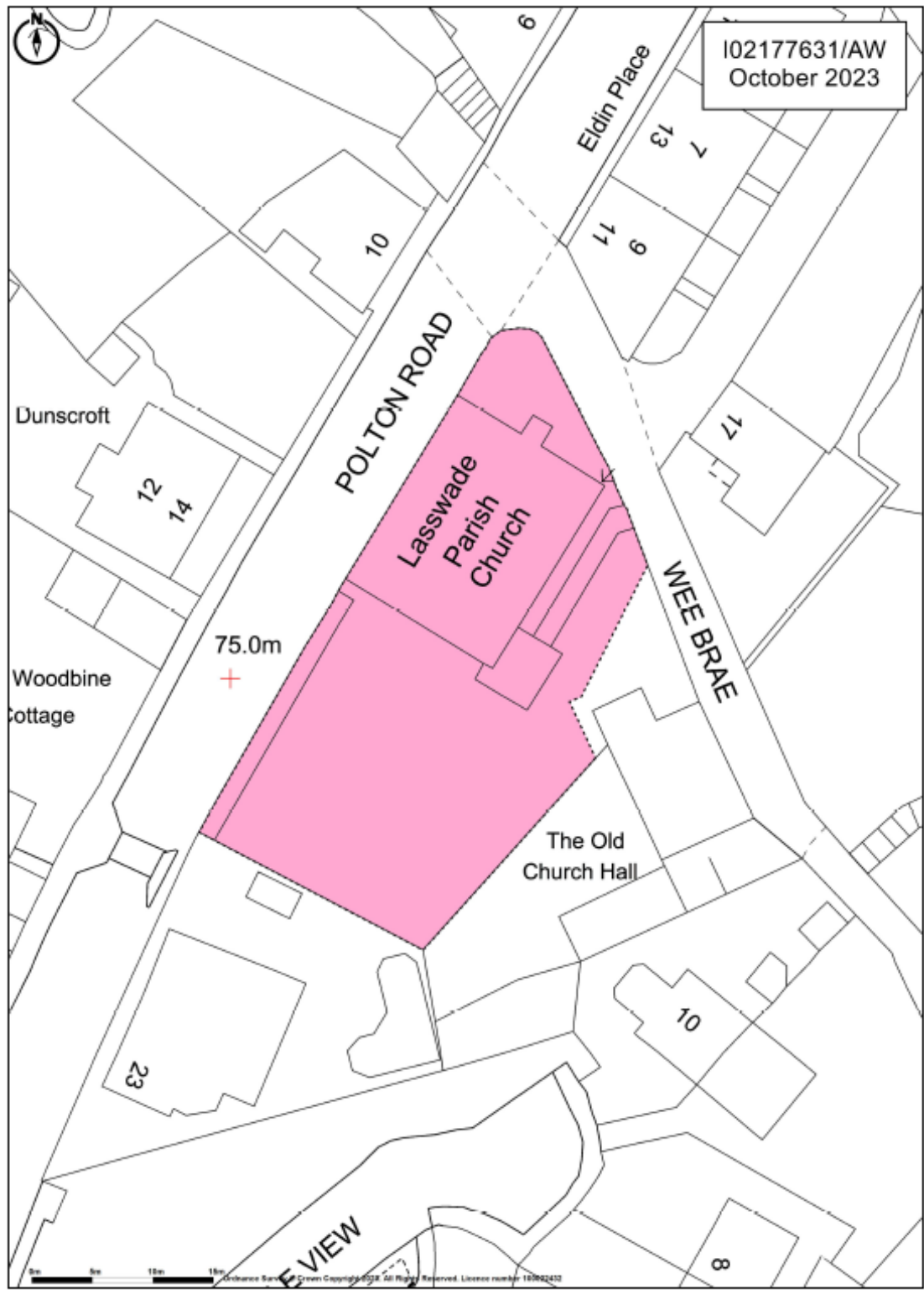
GROUND FLOOR
APPROX. 2569.9 SQ. FEET



GALLERY
APPROX. 1669.5 SQ. FEET



I02177631/AW
October 2023



75.0m



POLTON ROAD

Eldin Place

WEE BRAE

Dunscroft

Woodbine Cottage

The Old Church Hall

VIEW

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

