



Mertoun Church, St Boswells, TD6 0EA

Property

Historic church dating back to 1652, the building was then renovated in 1820 and later enlarged. The property has been well maintained throughout its lifetime and features traditional and bright interior.

The property is T-Shaped and comprises of an entrance foyer, single WC and worship area.

Total Area: 164.96 m² (1,776 ft²)

Services

The property is connected to a mains supplies of electricity only.

There is a private water supply. Drainage is to a septic tank.

The property benefits from an oil-fired heating system throughout.

EPC

Rating: F

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.



Local Area

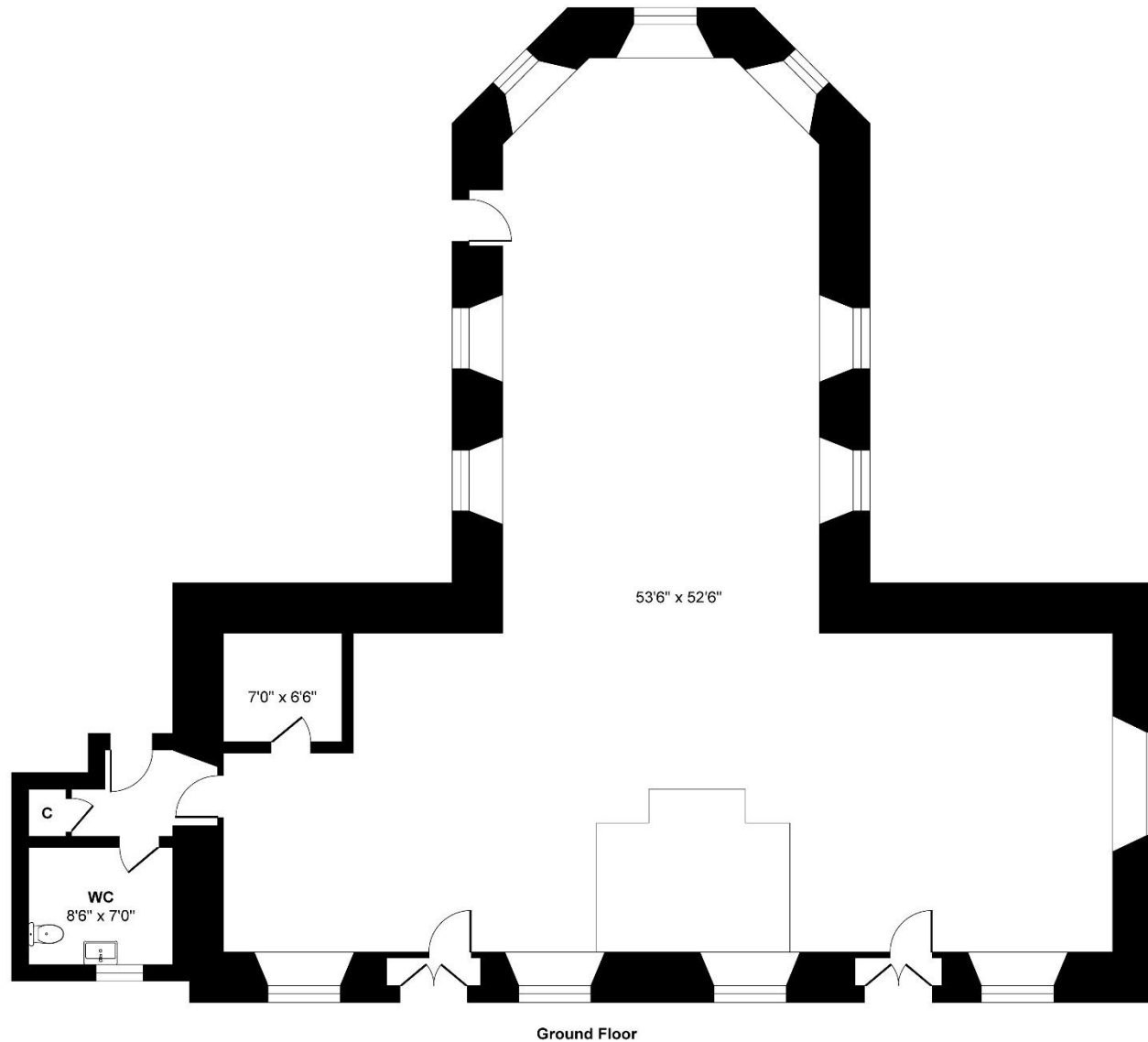
The church is positioned on the outskirts of the village St Boswells within the Mertoun Estate.

Local amenities include: Café, award-winning bookshop, public house, butchers, vets and convenience stores. Schooling can be found at St Boswells Primary and Earlston High school.

St. Boswells sits off the A68 which is the main route between Edinburgh to the North and Newcastle to the South, with International airports located in these cities.



Mertoun Kirk



Approx. Gross Internal Floor Area 1897 sq. ft

FOR ILLUSTRATIVE PURPOSES ONLY

All measurements and fixtures, including doors and windows are approximate and should be independently verified

Produced by Elements Property

Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor. Please send offers 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

