

Braemar Kirk, Cluniebank Road, Braemar, AB35 5YY

THE CHURCH OF SCOTLAND

EAGLAIS NA D-ALBA



Property

Historic and attractive stone built church situated in the attractive village of Braemar. The property comprises:

Entrance vestibule, main church, mezzanine, meeting room, storage room, Kitchen and W.C

Area

Ground Floor: 298.33sq m, 3,211sq ft

Mezzanine: 32.47sq m, 349sq ft

TOTAL: 330.80sq m, 3,560sq ft

Grounds

The church is set in extensive level grounds extending to 0.324 Ha (0.8 acre) laid mainly to grass, with ample parking

Services

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

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 E

Local Area

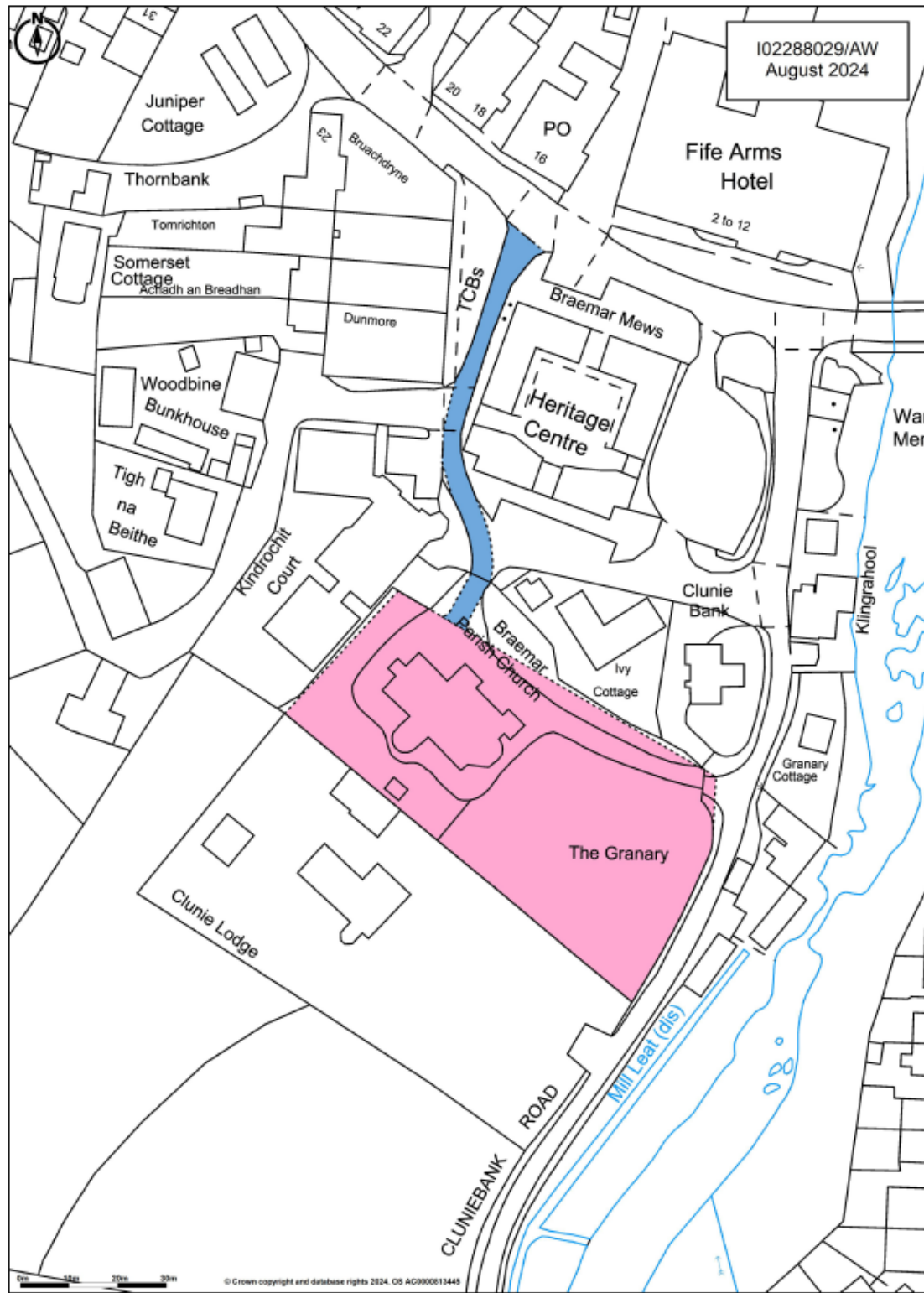
Braemar is situated in stunning Royal Deeside within the Cairngorms National Park. The village boasts many tourist attractions including its own community run castle and the Highland Games and benefits from an exhibition hall, gallery, archive, café and shop. There is a good primary school, health centre and chemist in the village with secondary education in Aboyne. There are a variety of unique shops, eateries and facilities in the village together with the award-winning Fife Arms Hotel and Spa. Braemar is a lively local community with a thriving arts and music scene. A regular bus service provides transport along Deeside to Aberdeen city, approximately 57 miles away.



Braemar Kirk







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

