

Carriden Church, Carriden Brae, Bo'ness, EH51 9SL

THE CHURCH OF SCOTLAND
EAGLAIS NA h-ALBA



Property

Extensive detached church located on the south bank of Firth of Forth, Bo'ness which boasts coastal views. The property comprises:

Main church sanctuary, pulpit and WC

Area

Church: 513.83sq m, 5,531sq ft

Gantry: 13.97sq m, 150sq ft

First Floor Gantry: 3.268sqm, 35sq ft

Total: 531,07sq m, 5,716sq ft

Services

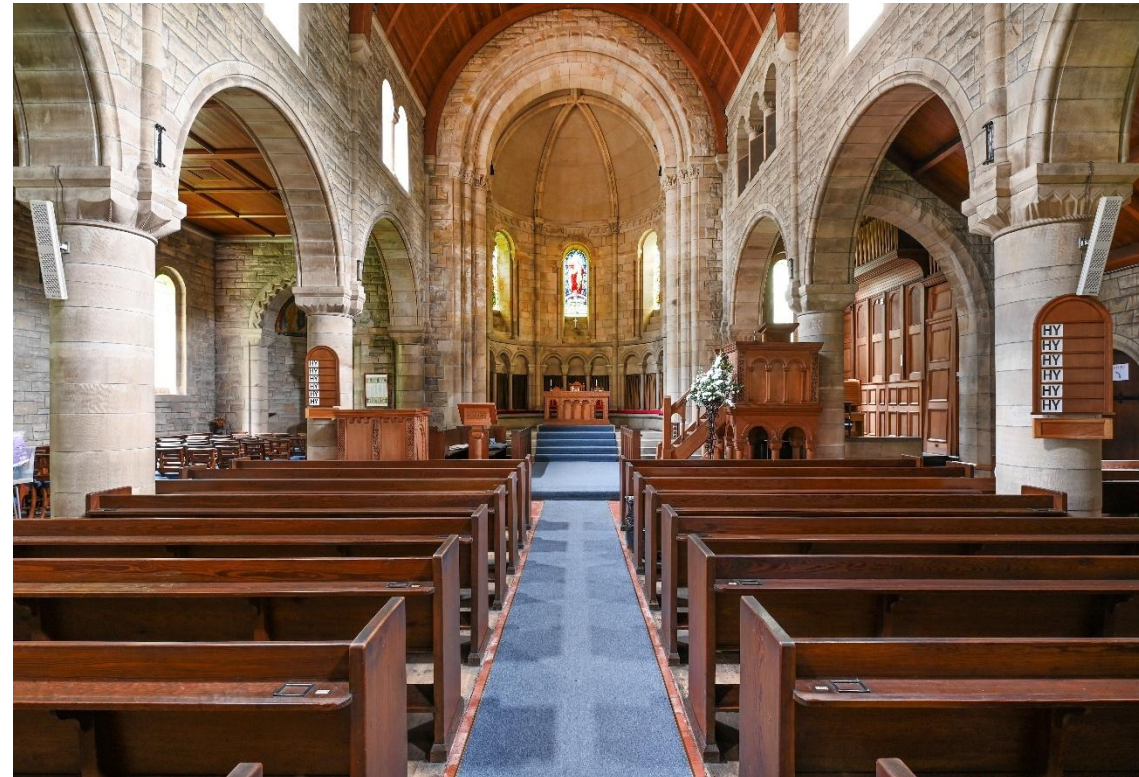
The property is connected to mains supplies of electricity, water, gas and drainage. Heating is by a gas boiler and wall mounted gas radiators while lighting is predominately suspended pendant florescent lighting.

Planning

This 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.

The grounds contain a Remembrance Garden where ashes have been scattered.

The sellers reserve the right to remove the war memorials.

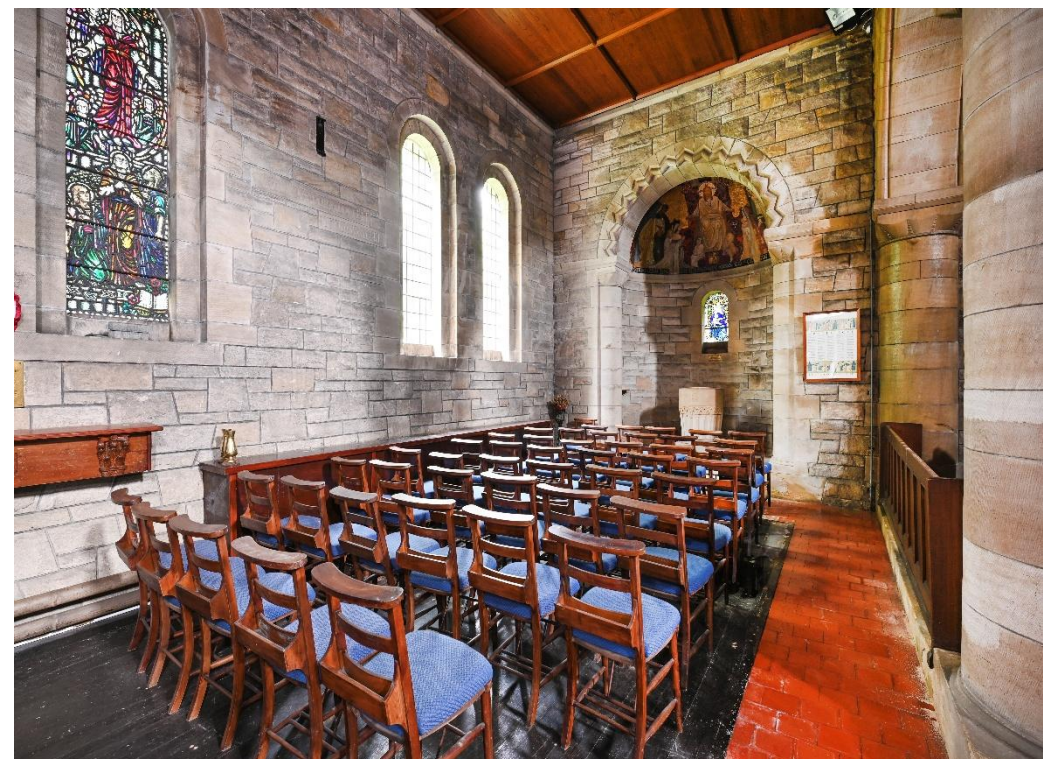
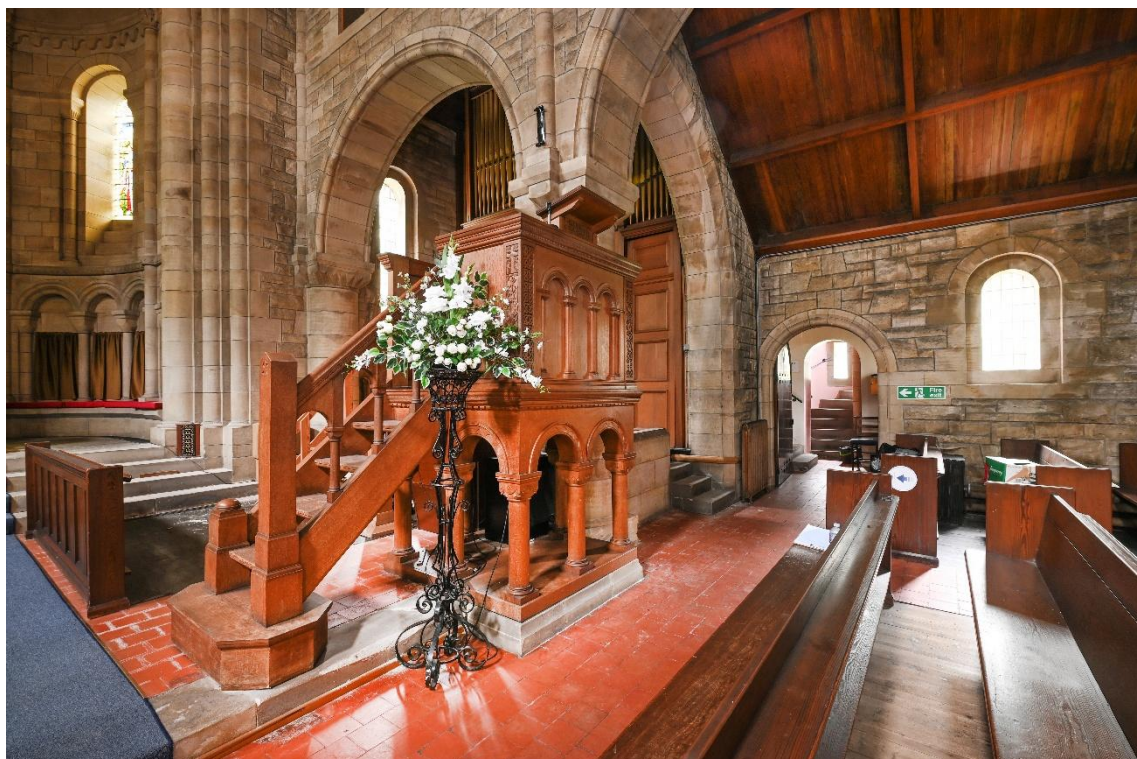
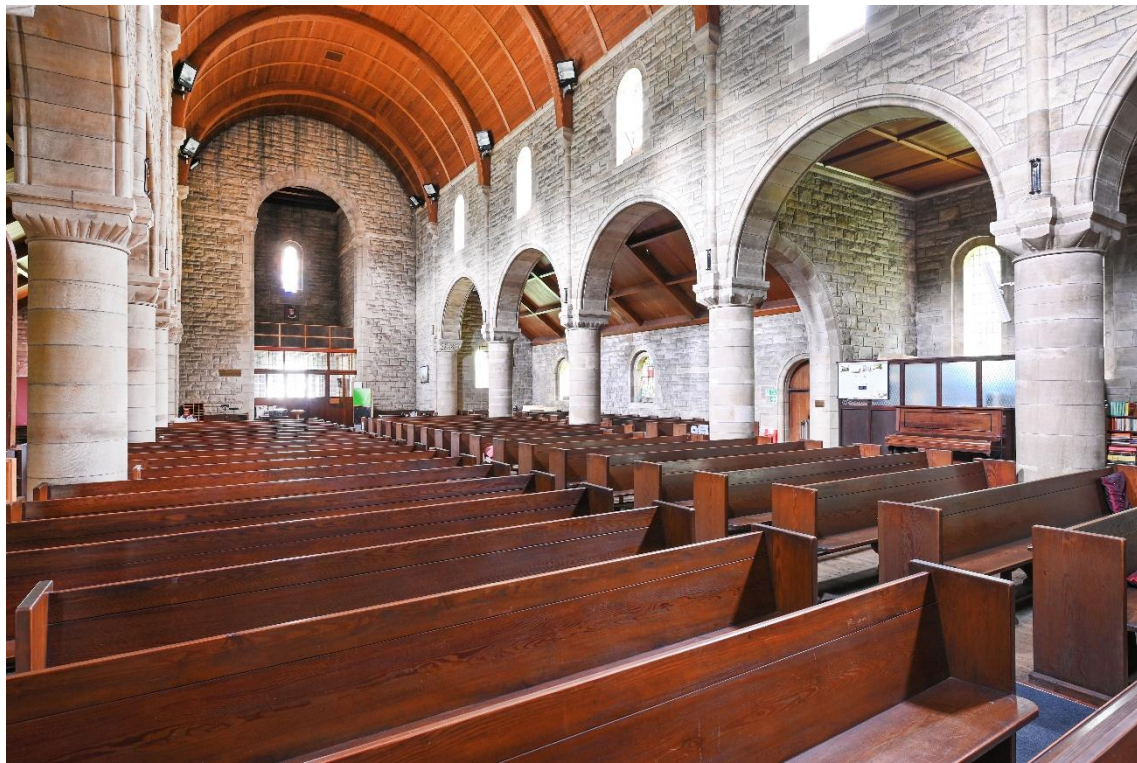


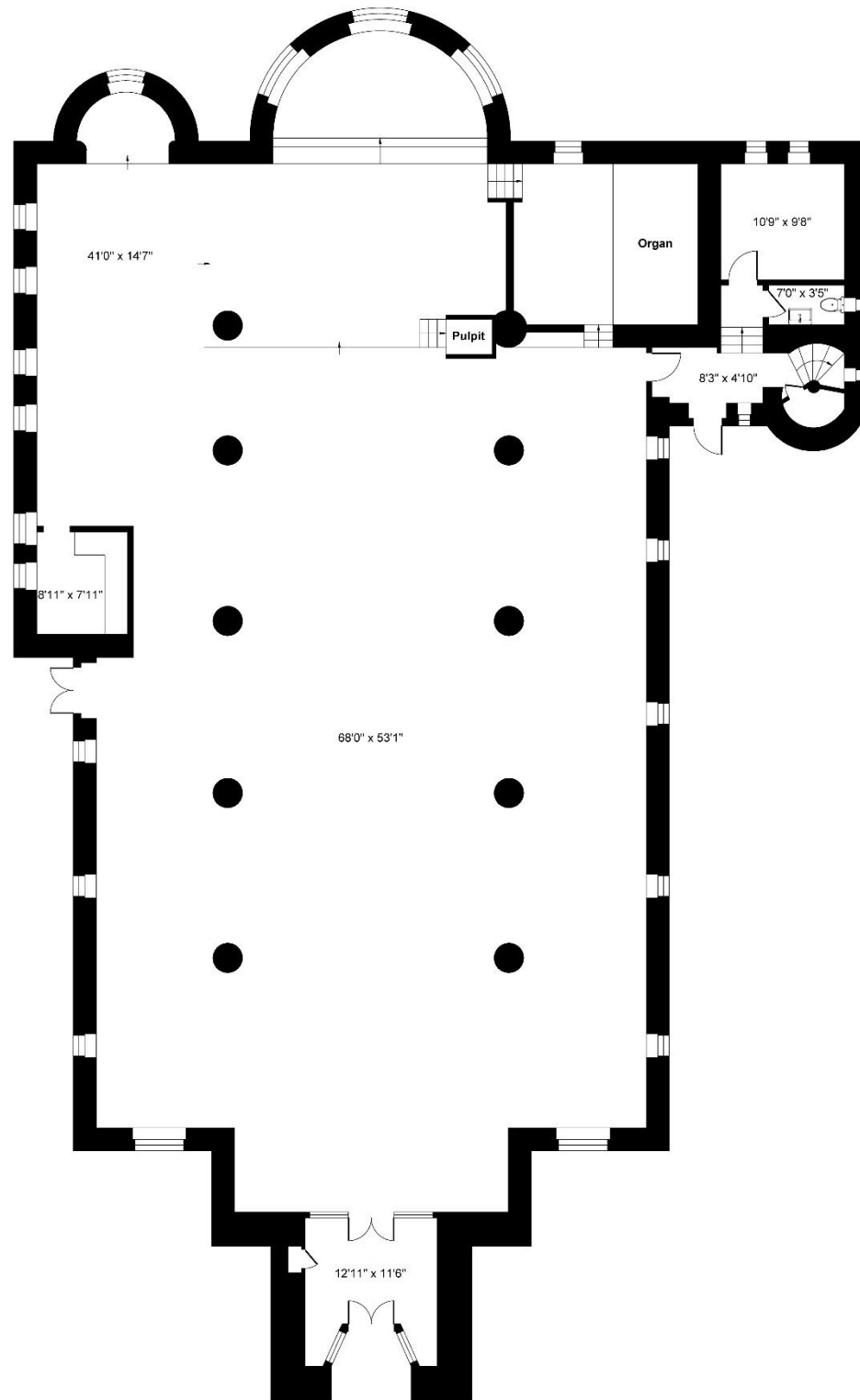
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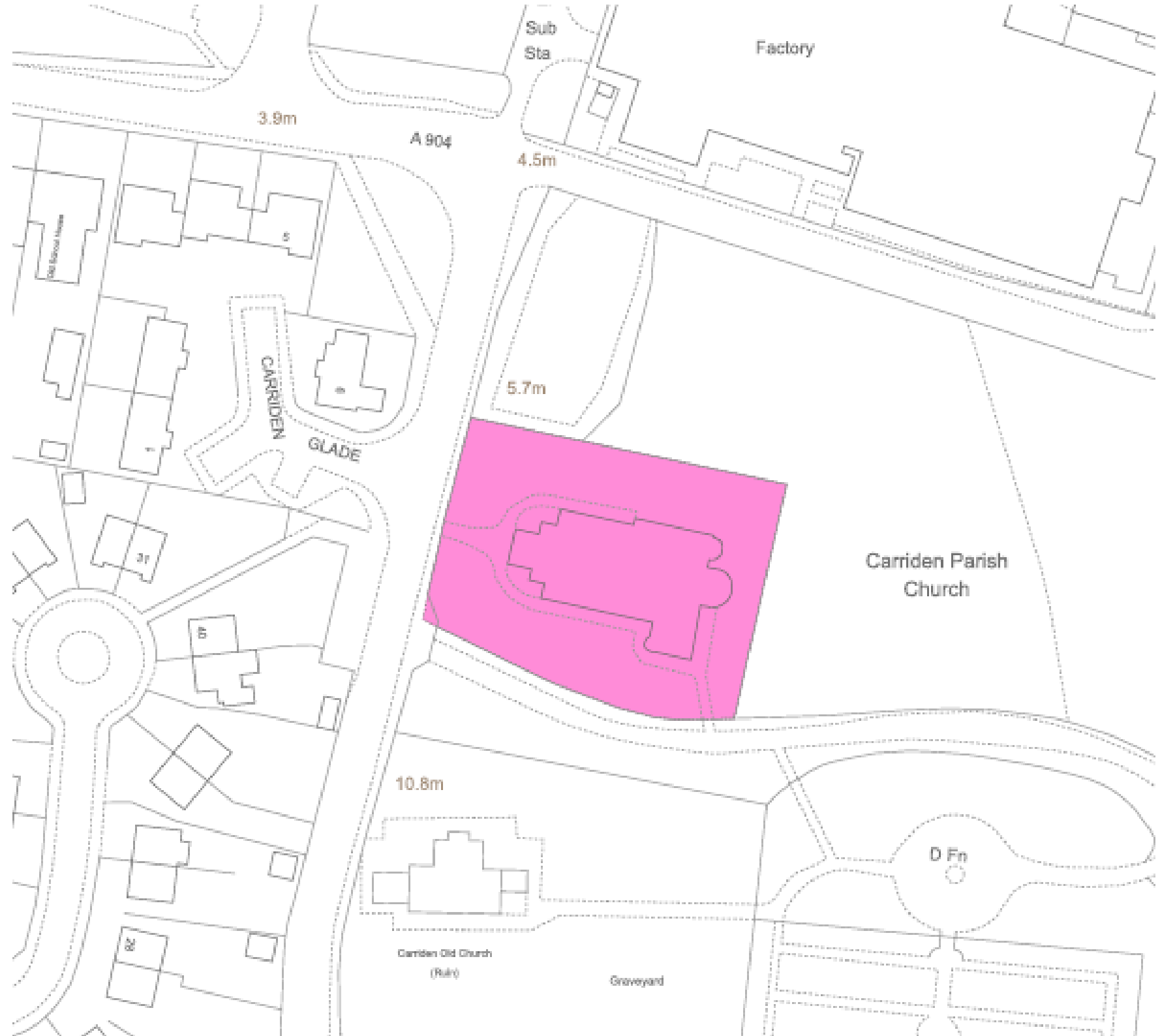
Rating E

Local Area

The expanding town of Bo'ness has local shopping throughout, whilst the town centre offers a good choice of shops, post office, Tesco and Lidl supermarkets. Further shopping is available at nearby Linlithgow and Falkirk, whilst Edinburgh's Gyle and Livingston retail centres offer major high-street names and restaurants. Bo'ness is also ideally placed for commuters looking for easy access onto the main roads outwith the area. It's also worth noting the close proximity to Linlithgow, which provides additional shopping and recreational facilities. Trains have regular routes to Edinburgh, Glasgow and beyond.







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

EH2 4YN

Telephone: 0131 240 2263

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 SC014574

