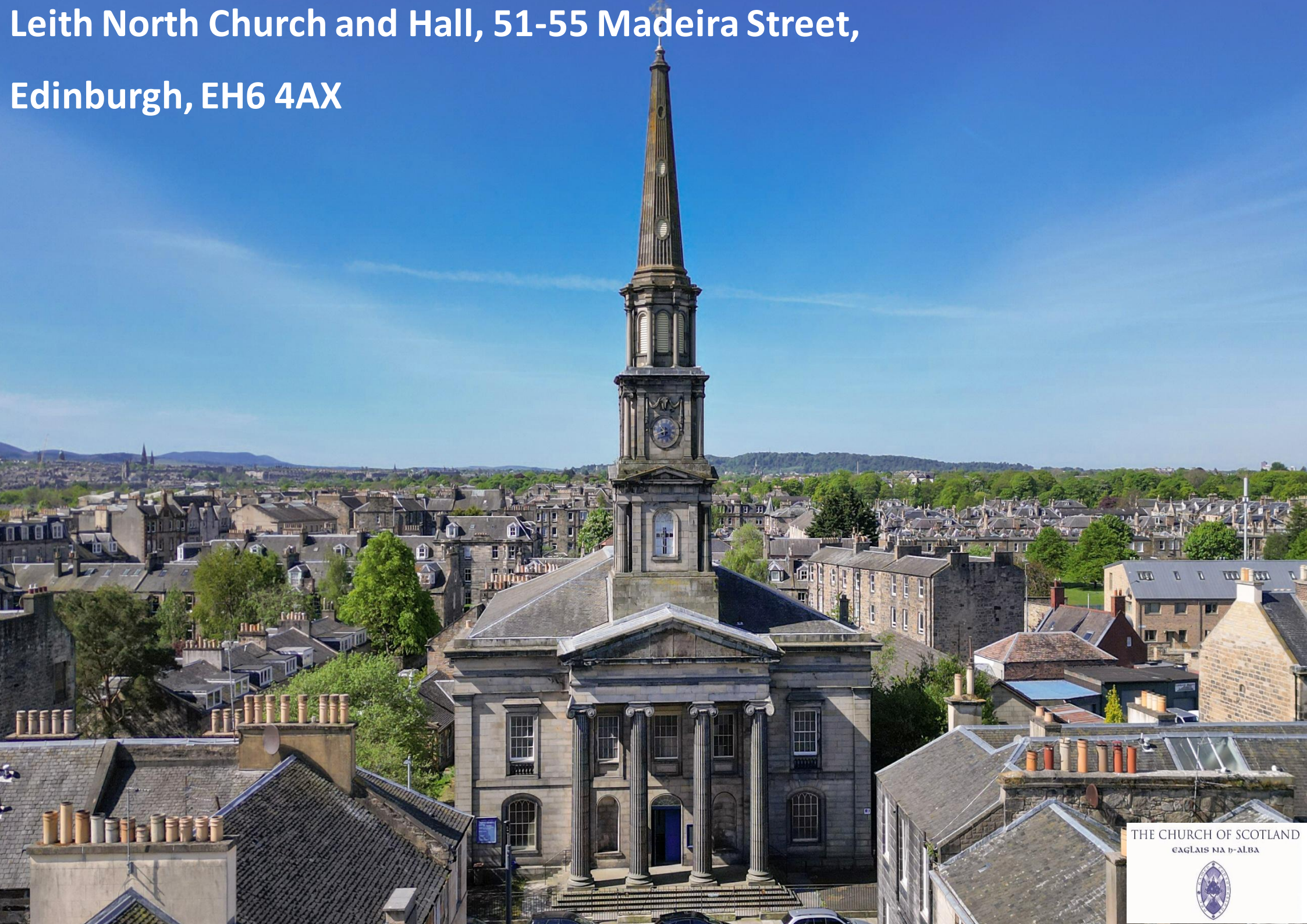


Leith North Church and Hall, 51-55 Madeira Street, Edinburgh, EH6 4AX



THE CHURCH OF SCOTLAND
EAGLAIS NA h-ALBA



Property

Elegant Greek revival Church and Hall in the heart of Leith, Edinburgh.

An impressive and beautifully preserved stone-built Parish Church, featuring a striking 4-stage steeple and a grand columned entrance, prominently set in the vibrant and historic Leith district of Edinburgh.

The interior boasts a bright atmosphere with timber pews, elegant columns, and ornate stained-glass windows on ground floor that add character and charm throughout.

Internally, the Church comprises entrance reception area with WC facility off leading through to the main Church over ground floor level. There is a wraparound gallery seating area above as well as the vestry with WC facility and storage at first floor level. The Church features a large crypt beneath the building, accessible via a hatch located at the rear. A stairwell provides easy access, offering substantial storage space.

To the side of the Church stands a detached Hall building, offering a versatile space including an entrance lobby with WC facilities, two partitioned offices/storage rooms, a kitchen area, and a generous main hall ideal for community or event use. The Hall has its own pedestrian entrance from Madeira Street and a lawn area around and to the front.

Please note ten bay Greek detailed burial enclosures with cast iron patterned grille -some monuments remain on the inner (boundary) wall.

The Session House is being sold separately.

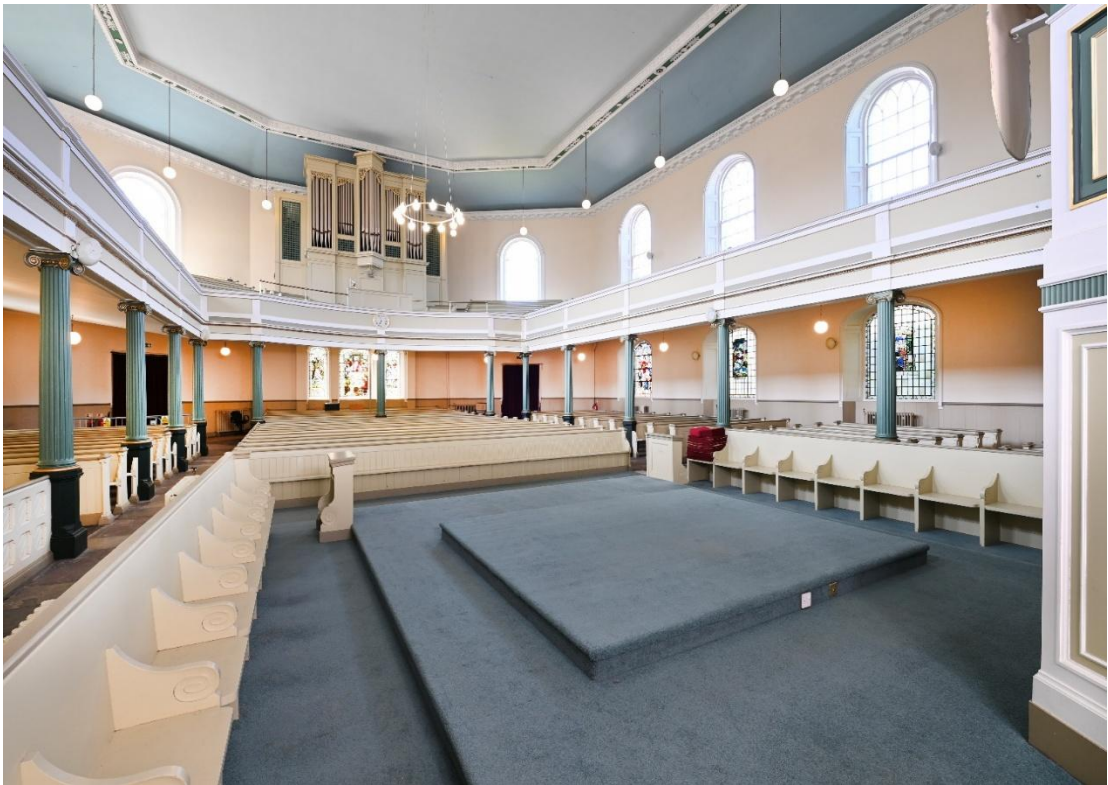
Services

The properties are connected to mains supplies of water, gas and electricity. Drainage goes into the main public sewer.

EPC

Church rating: **D**

Hall rating: **B**



Planning

The properties are A-listed in a Conservation Area. They 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.

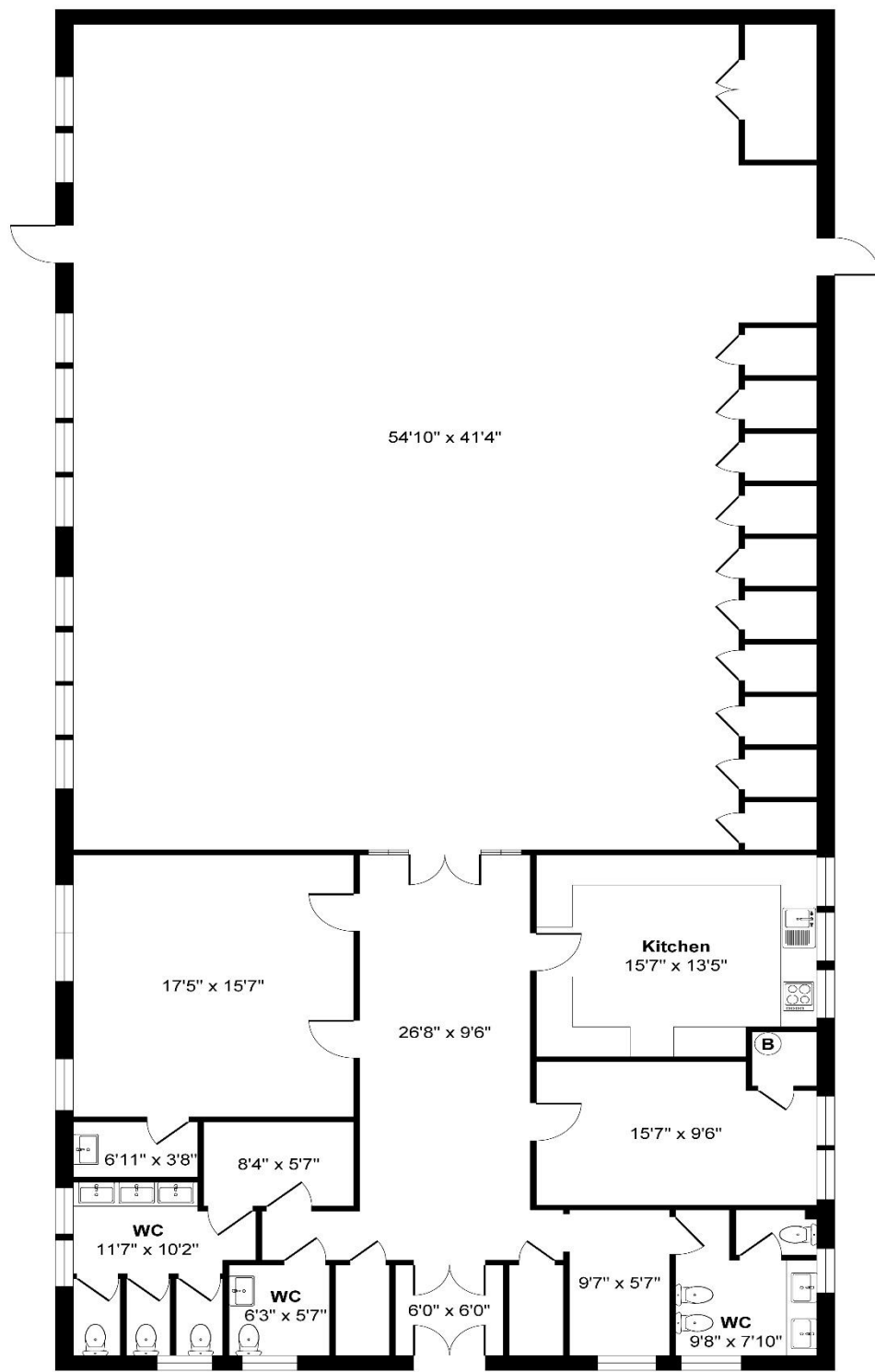
Local Area

Situated on Madeira Street the Church and Hall enjoy a well-connected location just north of Edinburgh city centre.

A wide range of local amenities are within easy walking distance, including cafés, restaurants, independent shops, supermarkets, and the popular Leith Walk and The Shore.

The area is well served by public transport, with frequent Lothian Bus services running along nearby Ferry Road and Leith Walk, providing direct access to the city centre and surrounding areas.

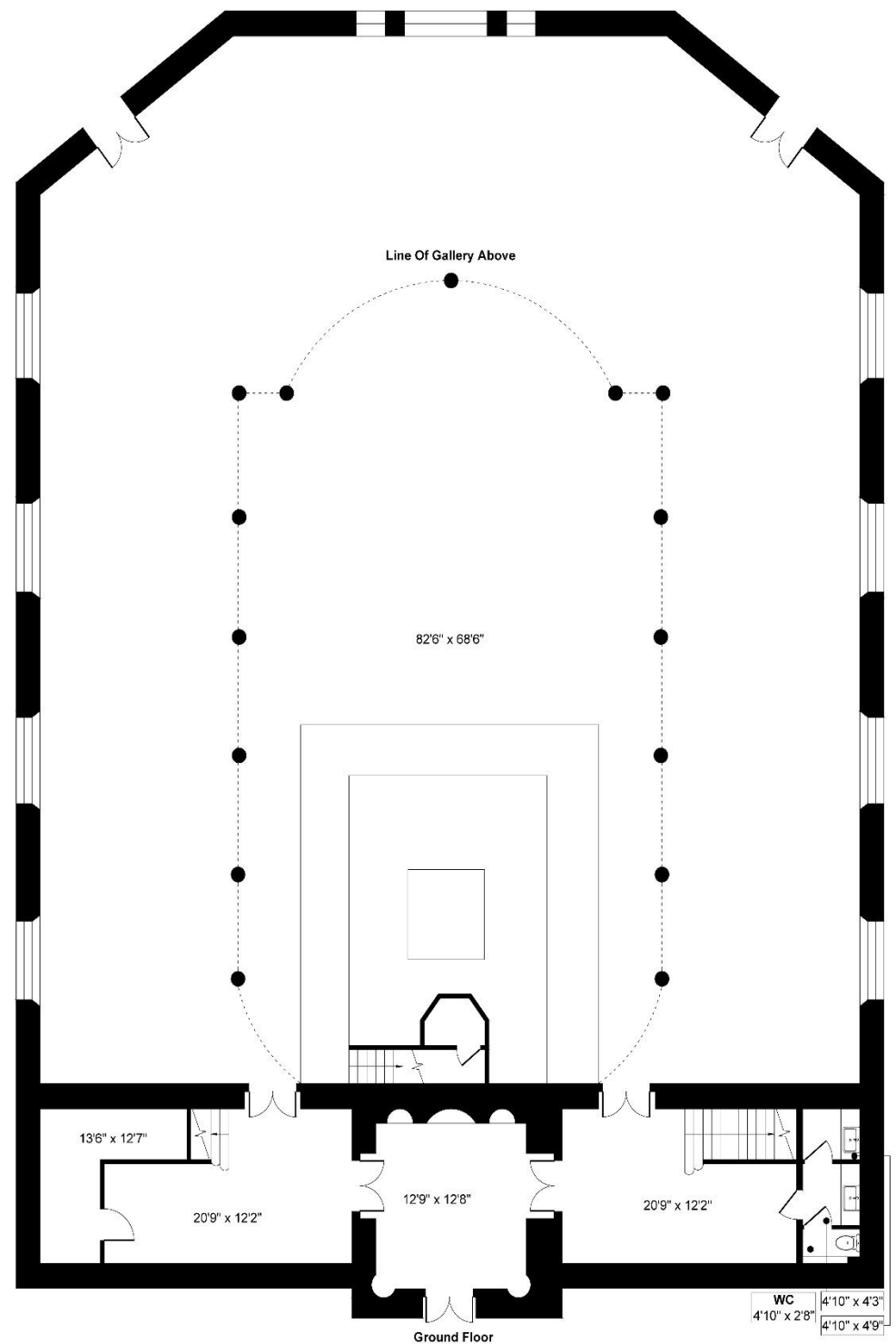




Ground Floor

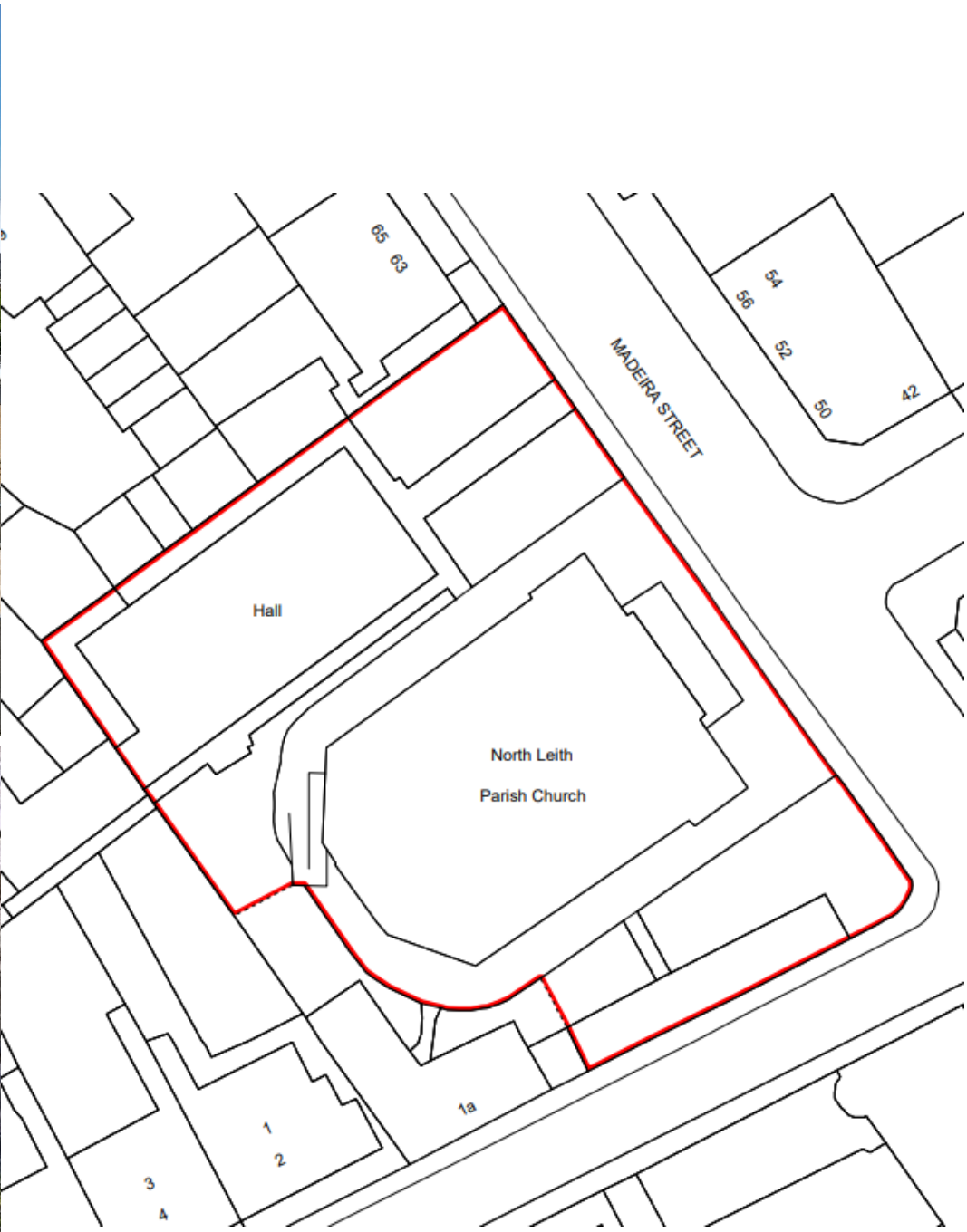
Approx. Gross Internal Floor Area 3654 sq. ft

FOR ILLUSTRATIVE PURPOSES ONLY



Ground Floor

Approx. Gross Internal Floor Area 6494 sq. ft



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

