



Session House, Leith North Church, 1A Madeira Place, Edinburgh EH6 4AW

Property

L-shaped, detached single-storey Session House offering significant potential for redevelopment. The Session House is located at the rear of the Church and private access is available from Madeira Place.

The property comprises an entrance hall leading through to a main office with large hall off with small tea prep, WC facility and a number of small storerooms.

The Church and Hall and are being sold separately.

Area

TOTAL 139.69 sq m 1,504 sq ft

Services

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

Planning

The property is A-listed and in a Conservation Area. It 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

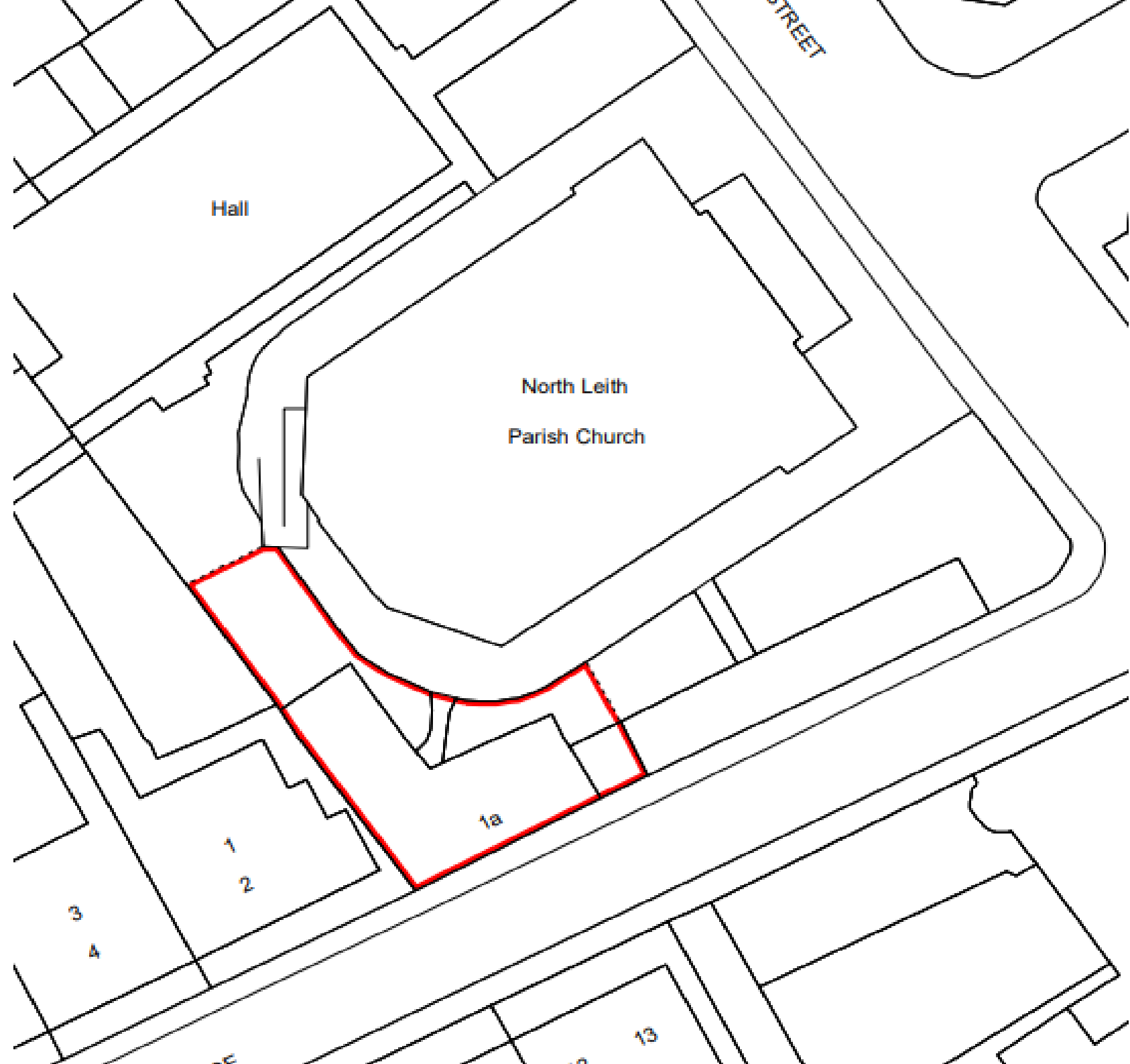


Local Area

Situated on Madeira Place the Session House enjoys 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.





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

