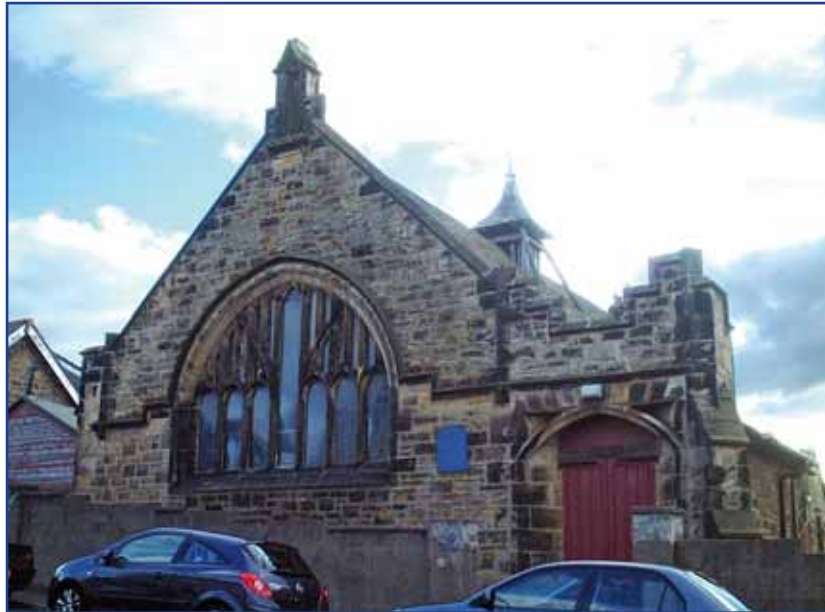


THE CHURCH OF SCOTLAND

EAGLAIS NA h-ALBA



Mission and Lund Halls, 14 Cowdenhill Road, Bo'ness EH51 9JH



Situation/Description

Two inter-connecting Church Hall premises situated on the west side of Cowdenhill Road in the heart of a residential area to the south east of Bo'ness town centre. The larger Hall is a stone built property under a pitched and slated roof comprising Main Hall, small Hall to the rear and stairs at ground level. The smaller building comprises a single storey property constructed from brick/timber walls with wooden or quarry tiled floors. There is outline planning permission for a residential development on the subjects.

Bo'ness is situated on the south shore of the Firth of Forth approximately 15 miles to the west of Edinburgh with easy access to the M9 Edinburgh to Stirling motorway. The expanding town of Bo'ness has amenities to meet everyday needs including Shops, Banks, Post Offices, Health Centre, Tesco and Lidl supermarkets plus Schools at both primary and secondary level. Recreational needs are also well provided for by way of public parks, harbour, the River Forth, golf courses and leisure centre with swimming pool. Bo'ness is ideally placed for the commuter with major access roads allowing for ease of movement outwith the area. Bo'ness is in close proximity to Linlithgow which provides additional facilities and a railway station with regular services to Edinburgh, Glasgow and Stirling.

OFFERS over £150,000 are invited

MRS JANETTE SWILSON, LL.B., N.P.
Solicitor of the Church

LAW DEPARTMENT
121 George Street
Edinburgh EH2 4YN
Tel: 0131 240 2263 Fax: 0131 240 2246
Dx ED 144 LP-121, Edinburgh 2

MISS MARY E MACLEOD LL.B., N.P.
Depute Solicitor



ACCOMMODATION:-

Stone built Hall

Main Hall (158.22 sq m)

Porch (6.88 sq m)

Rear Room (30.81 sq m)

Rear Store (10.28 sq m)

Basement

Containing boiler room with gas fired boiler serving Main Hall.

Smaller brick/timber Hall

Ground Floor Hall (53.27 sq m)

Store/Porch (12.18 sq m)

Kitchen (14.62 sq m)

Containing gas fired boiler serving smaller hall

WC (17.60 sq m)

Services

There are mains supplies of electricity, gas, water and sewerage. The property has gas fired central heating.

Planning

Outline Planning Permission was granted in January 2009 for development of the property for residential purposes restricted to either 4 dwelling houses or six flatted dwellings. The permission is subject to an application for detailed Planning Permission covering a number of matters such as the siting size and the height and design of their proposed development. A copy of the permission is available from the Law Department of the Church of Scotland.

Entry

Entry by negotiation but no earlier than 4 weeks after conclusion of missives.

Viewing

Accompanied viewing only, strictly by appointment. Contact Mr Readman on 01506 824 897.

Offers

Offers over £150,000 are invited and should be submitted in writing to:-

Church of Scotland Law Department

121 George Street

Edinburgh

EH2 4YN

Telephone 0131-240 2263

Fax 0131-240 2246

E-mail: properties@cofscotland.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 in writing or by e-mail 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 received.

This and our other properties for sale can be viewed at www.cofsproperties.org.uk

Whilst the foregoing Particulars are believed to be correct they are not warranted on the part of the sellers and it will be for any purchaser to satisfy him or herself with regard to all matters prior to the submission of an offer.