

# THE CHURCH OF SCOTLAND

EAGLAIS NA h-ALBA



## **EAST LODGE, INGLEWOOD, ALLOA, FK10 2HU**



Characterful stone-built B-listed property forming the original East Lodge of Inglewood House and conveniently situated just off Tullibody Road, Alloa. The property is now in need of comprehensive renovation and is in shell condition internally but has the potential to be restored as a truly individual single dwellinghouse or, possibly, two separate flats.

The accommodation comprises two public rooms, two bedrooms, kitchen, bathroom and inner hall and the gross floor area is approximately 146 square metres. The property is semi-detached with the Coachhouse Theatre, with which it shares an access.

### **Offers Over £65,000**

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

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

## ACCOMMODATION

### Ground floor:

Two public rooms, kitchen, bathroom, inner hall.

### First floor:

Two bedrooms.

## ACCESS

Access is currently taken to the subjects from the rear, via Tullibody Road and West Lodge Gardens, and this access is shared with the owner of the adjacent Coachhouse Theatre. The original vehicular access from Tullibody Road has not been used for a number of years and is blocked to traffic through the erection of concrete bollards. Planning Permission would be required to re-instate this original vehicular access and it will be for any prospective purchaser to obtain such Permission should they wish to do so.

## SERVICES

It is understood that connections to all mains services are available but prospective purchasers will require to make their own enquiries in this regard.

## VIEWING

By appointment. Please contact Robert Carson on 0131 657 2000.

## ENTRY

Immediate entry available.

## CONDITIONS OF SALE

There will be excepted from warrandice any existing rights of way, servitudes or wayleaves, water and drainage rights, however constituted, which may affect the subjects.

## OFFERS

Offers over £65,000 are invited and should be submitted in writing to:

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**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](mailto:properties@cofscotland.org.uk)

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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 Email with the Law Department (Email address: [properties@cofscotland.org.uk](mailto:properties@cofscotland.org.uk))

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](http://www.cofsproperties.org.uk)

The Church of Scotland– Scottish Charity Number No. SC011353. (js106)

*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.*