

THE CHURCH OF SCOTLAND

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DEVELOPMENT OPPORTUNITY WEST LODGE BALLIKINRAIN SCHOOL, BALLIKINRAIN, BALFRON, G63 0LL



This development opportunity is a 2 – storey B Listed lodge house constructed of solid stone with a pitched and slated roof. The lodge forms part of the front gate and archway giving access to the grounds of Ballikinrain Castle.

The accommodation comprises: Ground floor: Entrance Hallway, Living Room with Kitchen and Shower Room off. First floor has 2 rooms, which are assumed to be Bedrooms. Essential repair work and substantial renovation and upgrading is required.

Approximately 3 miles to the east of the property is Killearn village with a real community vibe. It has village stores, two well respected pubs with restaurants and a number of specialist shops. There is an excellent primary school in the village and the nearby newly built and very modern Balfron High School is highly regarded. Private schooling can be found in Glasgow or the many Perthshire schools which offer private education for day and boarding pupils. The acclaimed Buchanan Castle Golf Course is within a few miles and is regarded by many as one of the area's best courses. Other outdoor pursuits are plentiful, with excellent low ground shooting on neighbouring estates and also some superb fishing in the area. A variety of water sports are also available on Loch Lomond.

OFFERS IN THE REGION OF £125,000

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

Ground Floor:

Entrance Hall
Living Room
Kitchen
Shower Room

First Floor:

2 rooms

SERVICES

There is mains electricity, water and drainage but no gas supply or central heating.

OUTBUILDINGS

There is a detached single garage and stone out house.

ENTRY

Entry is negotiable.

VIEWING

By appointment only, please contact Michael Devlin at Ballikinrain School on 01360 440244.

OFFERS

Offers in the region of £125,000 are invited for the Lodge 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@cofsotland.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

The Church of Scotland– Scottish Charity Number No. SC011353

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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.