

# THE CHURCH OF SCOTLAND

EAGLAIS NA h-ALBA



## **WALKERBURN CHURCH, GALASHIELS ROAD, WALKERBURN, EH43 6AA**



The subjects comprise a “B” listed former Church situated on Galashiels Road within Walkerburn.

The church is dated around 1876 and is of traditional shape and form for the period with the main walls being of stone construction with architectural features including a small bell tower, and the roof is clad in slate. There is a vaulted open worshipping area with ancillary Hall on the ground and first floor.

The church consists of a main seating area on the ground floor, hall and kitchen area, toilets and vestry with stairwell leading to a second hall on the first floor.

The subjects are situated within the village of Walkerburn set within the stunning scenery of the Tweed Valley on the banks of the River Tweed. The surrounding properties are mainly residential. Some local amenities are nearby including a post office, general store and primary school with a wider range obtained within Innerleithen approximately 2 miles away. The area lends itself well to many recreational pursuits including hill walking and fishing. The subjects are situated on A72 providing transport links to Innerleithen, Galashiels and Edinburgh.

## **OFFERS INVITED**

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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

#### CHURCH

Approximately 325 square metres

#### Ground Floor

Main Seating Area (15.7m (at its widest point) x 6.9m, & 9.6m x 15.2m)

Vestry (4.1m x 4.2m)

Hall 1 and kitchen (7.6m x 6.2m)

Toilet

Boiler room

#### First Floor:-

Hall 2 (6.3m x 9.6m)

#### SERVICES

The subjects are served with mains water and electricity with drainage to a public sewer Heating is provided by an oil wet heating system but no warranty is given as to its working condition.

#### PLANNING

The subjects are Grade 'B' listed and fall within Class 10 of the Town and Country Planning (Use Classes) Scotland Order 1997 and could, in addition to religious uses, be used without the necessity of obtaining Planning Permission for change of use, as a crèche, day nursery, day centre, educational establishment, museum or public library.

#### FITTINGS AND FIXTURES

The sellers shall have the option to remove the ecclesiastical fixtures and fittings if they so wish. The sellers will exercise reasonable care in the removal of such ecclesiastical items but will not be bound to make good any damage resulting from such removal.

Notwithstanding the above, the Grade 'B' listed pipe organ by Ingram and Co (Edinburgh) installed in 1896 and stained glass windows by Ballantine Gardiner and Percy Bacon & Brothers will be included within the sale price.

#### GROUNDS

The property benefits from ground on the sides and rear. There is a driveway within the church grounds which is subject to a servitude right of pedestrian and vehicular access in favour of the neighbouring proprietors.

#### VIEWING

By appointment. Please contact 0131 240 2263.

#### ENTRY

Negotiable.

#### OFFERS

Offers 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))

As all 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](http://www.cofsproperties.org.uk)**

The Church of Scotland General Trustees – Scottish Charity Number No. SC014574

*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.*