

# THE CHURCH OF SCOTLAND

EAGLAIS NA h-ALBA



## **Kirkbean Church Hall, Kirkbean, Dumfries, DG2 8DW**



The property comprises a semi-detached single storey building constructed in the mid-19th century, located in the village of Kirkbean. The outer walls are of stone construction, with a brick extension to the south. The building was originally a cottage and was converted to form a Church Hall in the mid-1960s.

The property lies in the small village of Kirkbean, which lies within an area of Scenic Beauty. It is situated eleven miles from Dumfries, with its full range of educational, retail and social facilities.

**Offers over £88,000**

---

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:-

### Meeting Hall (58 sq m)



With ceiling mounted electric heaters

### Kitchen (11.2sq m)

With sink units and fitted cupboards

### Toilet & Washroom (4.9sq m)

With WC and wash hand basin

### Rear Vestibule and Store (9.9sq m)

### Ground

There is a fairly generous amount of ground available for sale with the property. It has the potential to form an attractive garden with ample parking area.

### Access

Access to the rear of the property is over a private road. The purchaser will be obliged to contribute to maintenance of this road in proportion to use.

### Services

The property is served by mains water and electricity. Drainage is to a septic tank located outwith the boundaries of the Hall. Servitude rights for use and access for maintenance will be included in the sale, subject to reinstating any damage caused in the exercise of these rights of access.

### Planning

The Hall falls within Class 10 of the Town and Country Planning (Use Classes) (Scotland) Order 1997 and in addition to use for religious purposes, could be used as a crèche, day nursery or day centre, for the provision of education or the display of artworks, as a public hall or exhibition hall, library, reading room or museum. In addition, the building could readily be converted back to residential use. An approach to Dumfries & Galloway Planning Department has indicated that they would have no objection to granting consent for change of use to residential, subject to detailed plans being approved. Prospective purchasers are invited to discuss the proposals with the Planning Department of Dumfries & Galloway Council, telephone 01387 260000.

### Viewing

For an appointment to view please contact the Law Department on 0131 240 2263.

### Entry

Early entry is available.

### Offers

Offers over £88,000 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](mailto:properties@cofscotland.org.uk)**

---

---

E-mail: [properties@cofscotland.org.uk](mailto: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.

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

(aes162)

**This and our other properties for sale can be viewed at [www.cofsproperties.org.uk](http://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.*