

THE CHURCH OF SCOTLAND

EAGLAIS NA h-ALBA



The Former Chalmers Manse 161 Kirk Road Wishaw ML2 7BZ



Substantial detached dwellinghouse set in extensive grounds situated on the north side of Kirk Road, a short distance from the junction with Ryde Road approximately half a mile to the north east of Wishaw Town Centre. The surrounding area is mainly residential..

The main building is in traditional sandstone with a pitched and slated roof. erected circa 1871, comprising entrance vestibule, hall, and 3 public rooms on the ground floor with a central staircase leading to the upper floor which has four good-sized bedrooms. A small single storey stone built projection has been added to the rear elevation, with an external store with both areas being surmounted by pitched and slated roofs. There is good storage and carpeting throughout, and gas central heating.

The property is conveniently located for all local amenities including schools and shops. Wishaw has good public transport links (including a mainline railway station) and there is excellent road access to Glasgow, Edinburgh and the Central Belt via the M8 and M 74 motorways.

Offers over £450,000

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Planning

It is understood that the property has potential for conversion into two large dwelling houses and the possible construction of additional flatted dwelling houses within the rear garden ground. The availability of planning consent would depend on the nature of the proposals and no warranty is given that any particular proposal would gain planning consent. It is recommended that interested parties make their own enquiries with the Local Planning and Environment Services. The property is grade C listed.

Accommodation

Ground Floor

Entrance Vestibule (1.5m x 2.3m)

Hallway (6m x 2.3m)

Small cloakroom off. Ornate cornice and decorative central rose. Wrought iron balustrade on stairway with decorative window situated halfway facing entrance door. Small electric wall heater.

Lounge (6m x 4.3m)

Oriel window. with decorative cornice and central ornate rose. Wooden fireplace surround with gas fire and 2 radiators. 2 double power points.

Sitting Room (4.7m x 4.8m)

Oriel window and one side window. Tiled fireplace with gas fire and 2 radiators. 3 double power points.

Dining Room/Further Bedroom (3.8m x 4.4m)

Window side and rear back. Plain cornice. Wooden fire surround with gas fire and 1 radiator. 2 double power points.

Kitchen -excluding small pantry off (3.9m x 4.3m)

2 double radiators and 3 double power points.

Bathroom (2.6m x 2.1m)

White suite. 1 radiator.

Utility Room (5.7m x 1.2m)

Housing for gas boiler, 1 radiator and 3 double power points.

Upstairs

Bedroom (6.4m x 4.1m)

Plain cornice and ornate central rose. One oriel window 1 large radiator and 2 double power points.

Bedroom (4.4m x 4.8m)

Ornate cornice and decorative central rose. Windows to front and side. 1 large radiator and 2 double power points. Wash hand basin.

Bedroom (3.9m x 3.4m)

Plain cornice. Cupboard with hot water tank, 1 radiator and 2 double power points. Additional room off bedroom 2.7m x 1.2m.

Bedroom (4.2m x 4.4m)

Windows to side and rear. 1 radiator and 2 double power points.

Bathroom (2.6m x 2.4m)

Shower, wash hand basin and toilet and 1 radiator.

Services

The property has mains water, electricity, gas fired central heating and it is connected to the public sewerage system.

Garden and Outbuildings

There are open garden areas to the front and rear of the house, and a substantial outbuilding which could serve as a garage or store.

Viewing

By appointment only through selling agents.

Entry

Negotiable

Offers over £450,000 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.

South Wishaw Parish Church of Scotland - Scottish Charity No. SC010775.

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.