



**Balgay Church and Halls, 200 Lochee Road & 1/3 Tullideph Road, Dundee, DD2 2PP**



# Property

Traditional Church and associated halls located just outside Dundee City Centre.

The property comprises:

Main church hall: main service/congregation, balcony, associated office/store rooms.

Two open plan hall areas, kitchen and WC facilities at first floor level with ancillary accommodation over the ground floor.

## Area

Circa 1073.41 sq m, 11,555 sq ft measured on a gross internal basis.

## Services

The property benefits from mains supplies of gas, electricity and water, with drainage to the main public sewer and under-pew heating. Heating is provided through wall mounted radiators served from a variety of gas fired boilers.

## Planning

The property could be used without the necessity of obtaining change of use consent, as a crèche, day nursery, day centre, educational establishment, museum, art gallery or public library. It also has potential for a variety of other uses, such as a theatre, cinema or entertainment venue, retail space or community resource subject to obtaining appropriate consents. Conversion to residential accommodation would also be possible, again subject to the usual consents.



## EPC

Church – E

Church Hall - E

## Local Area

The church and halls are located one-mile northwest of Dundee city centre. The immediate surroundings are primarily residential in nature, characterised by traditional and Local Authority tenement flatted blocks, albeit there are a number of shopping facilities nearby. The City of Dundee is situated on the North Bank of the Firth of Tay, lying approximately 25 miles East from Perth. The city benefits from a mainline railway station, sitting on the East Coast Line with a further rail link to Perth and to the Central Scotland area. The city also benefits from excellent road transport links to Aberdeen and the North, with the Tay Road Bridge to the South to Fife; access to the Central Scotland motorway network is via the M90 and M9.











# Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor. Please can offers be sent via email in the first instance.

**Church of Scotland Law Department**  
**121 George Street**  
**Edinburgh EH2 4YN**  
**Telephone 0131 2402263**  
**Email: [properties@churchofscotland.org.uk](mailto:properties@churchofscotland.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, via a Scottish solicitor, in writing or by Email 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 they receive.

Whilst the foregoing particulars are believed to be correct they are not warranted on the part of the sellers and prospective purchasers will require to satisfy themselves with regards to all matters prior to offers.

The Church of Scotland -Scottish Charity No SC011353

