



**Bristo Memorial Church, 196 Peffermill Road,
Craigmillar, Edinburgh EH16 4AJ**

Property

Simply unique church and hall set within a busy area of Edinburgh.

The property was constructed in 1940 and has been well maintained through its lifetime but is now in need of some maintenance/upgrade.

Internally the property provides hall and ancillary accommodation comprising storage, meeting rooms, toilet facilities and a kitchen.

Grounds and Parking

There is garden to the front, side and rear to both the church and church hall. There is space for private parking and the benefit of on street parking also.

Services

The property is understood to be connected to mains supplies of electricity, gas and water, with drainage to the main sewer.

EPC Rating

The EPC Rating on the property is **D**

Planning

The property is not listed and 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, hospitality and restaurant, retail space or community resource subject to obtaining appropriate consents.



Local Area

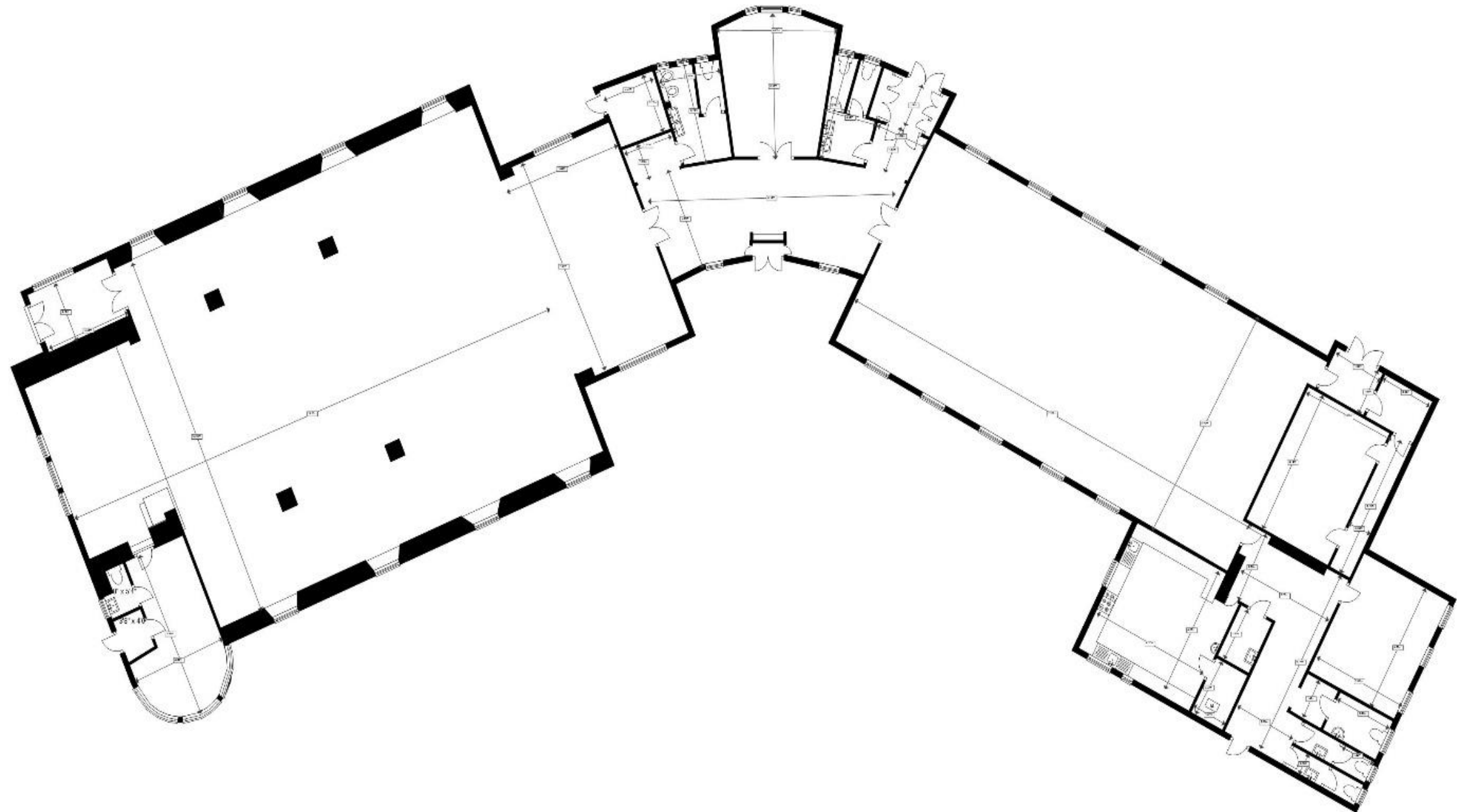
Craigmillar has undergone substantial redevelopment in recent years and there is a good range of local amenities.

Local amenities include: Large supermarkets, medical centre, Holyrood park, cafe, leisure centre, primary school, secondary school, Fort Kinnaird and the Cameron Toll shopping centres.

An efficient public transport network is on hand, which operates to other parts of the City and surrounding areas. The City Bypass and main motorway networks are also within easy reach.



Bristo Memorial Church
Approx. 6791.2 sq. feet



Total area: approx. 6791.2 sq. feet

While every attempt has been made to ensure the accuracy of this floor plan, it is strictly for informational purposes only. Measurements and features should be independently verified.
Plans are not to scale.

Bristo Memorial Church

Viewing Arrangements

By appointment with The Church of Scotland Law Department. Please email properties@churchofscotland.org.uk

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

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 SC014574

