



St John's Church

Whitecraig Road

Whitecraig

EH21 8PG

Property

Detached former church building originally constructed around 1950 in the small East Lothian village of Whitecraig.

Situated in its own garden grounds with vehicular access, the property presents an excellent purchase opportunity for a variety of buyers.

Whitecraig is situated a little south of the A1 and less than 2 miles away from the centre of Musselburgh. It is surrounded by East Lothians open countryside is within easy reach of the county's fine sandy beaches.

The property is constructed in a mixture of stone and brick with roughcast outer walls under a pitched and slated roof.

The internal accommodation comprises: entrance vestibule, church hall, kitchen, two WC compartments and ancillary storage space.

Gross internal floor area: 184.45m²

Grounds

The property has grounds to the front, side and rear. A driveway leads to the hall with space for off-street parking. The site measures approximately **0.25 of an acre**.

Services

The hall has mains drainage, electricity & water. There is mains gas serving the property.

EPC Rating- F





Local Area

The property is located in the East Lothian village of Whitecraig, which lies on the outskirts of Musselburgh. There good range of shopping outlets in the vicinity, mainly independent shops serving the local community A wider range of facilities is available at neighbouring Dalkeith, Musselburgh and at Fort Kinnaird retail/leisure park. Schooling is well represented within the vicinity including a primary school in the village, Musselburgh Grammar School and St David's R C Dalkeith.

Whitecraig has developed in recent years through modern development and provides a quiet setting for commuters wishing to travel quickly and easily to Edinburgh City Centre (approximately 8 miles away).

Planning

The hall 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.

Conversion to residential accommodation might also be possible, again subject to the usual consents.

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.



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.

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