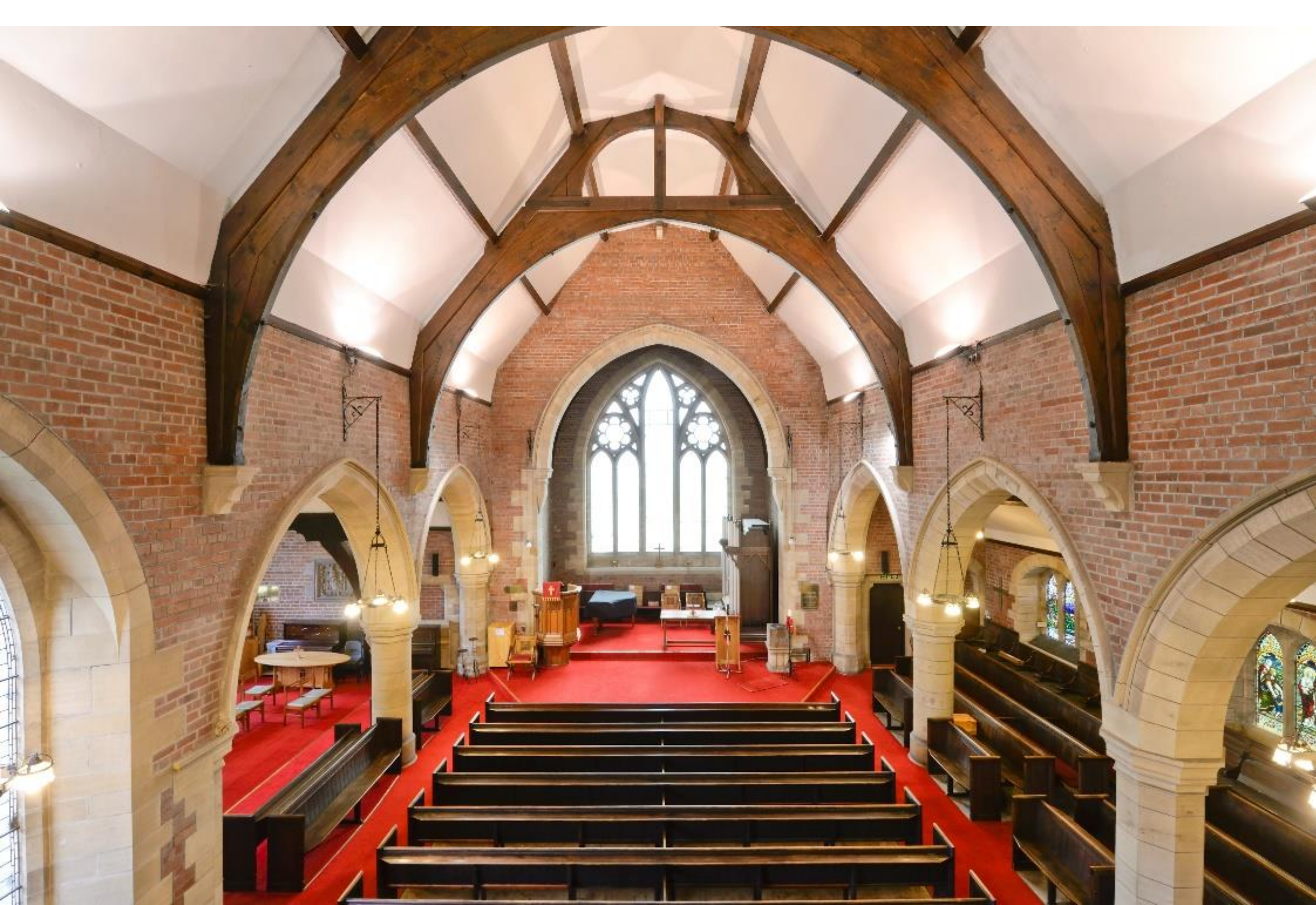




**Glencorse Church, Milton Bridge, Midlothian, EH26 0NZ**





## Property

Majestic A-listed church, with surrounding grounds, located in the village of Milton Bridge, two miles north of Penicuik and less than ten miles from the City of Edinburgh. The property was opened in 1885 and is in a wonderful location, with open views over the Scottish countryside, offering a tranquil setting whilst being in easy reach of the Capital.

The Church is of traditional brick and stone construction surmounted by pitched roofs clad with clay tiles. Internally the property comprises a nave and side chapel, as well as vestry and WC facilities. In addition, there is a rear hallway with a further disabled WC, a small tea preparation area, and stairs leading to the gallery.

Set in good-sized grounds to all sides the church presents a unique development opportunity in a sought-after area of the country. It has superb potential for a variety of uses, subject to the necessary consents being agreed.

**Gross Internal Floor Area:** 385.96m<sup>2</sup>

## Services

## EPC Rating- G

The property has mains electricity, water and drainage. Heating is via wall mounted central heating radiators which are a recent addition to the heating pipes around the walls and under the pews in the centre of the church.

## Grounds

The church lies within a site which is bound by metal railings, with areas laid to grass, as well as a tarmac path surrounding the church itself. The war memorial set towards the front of the site is C Listed. A plan of the site can be seen on page 5.

## Fixtures & Fittings

The sellers reserve the right to remove ecclesiastical fittings within the building. The following items will not be included in the sale: Oak Communion Table, Officiant's Chair, Oak Lectern, 19th Century Leather Bound Bible, 19th Century Oil on Canvas "Portrait" by J. Horsburgh with associate framed poem by "J.S.A." and WW1 Wooden Cross.







## Local Area

The church is located in the village of Milton Bridge, a peaceful village two miles north of Penicuik and within easy reach of Pentland Hills Regional Park.

Penicuik is situated along the banks of the River North Esk and offers a wide range of amenities to cater for all needs. There are a variety of bars and restaurants nearby in addition to a leisure centre with swimming pool and library.

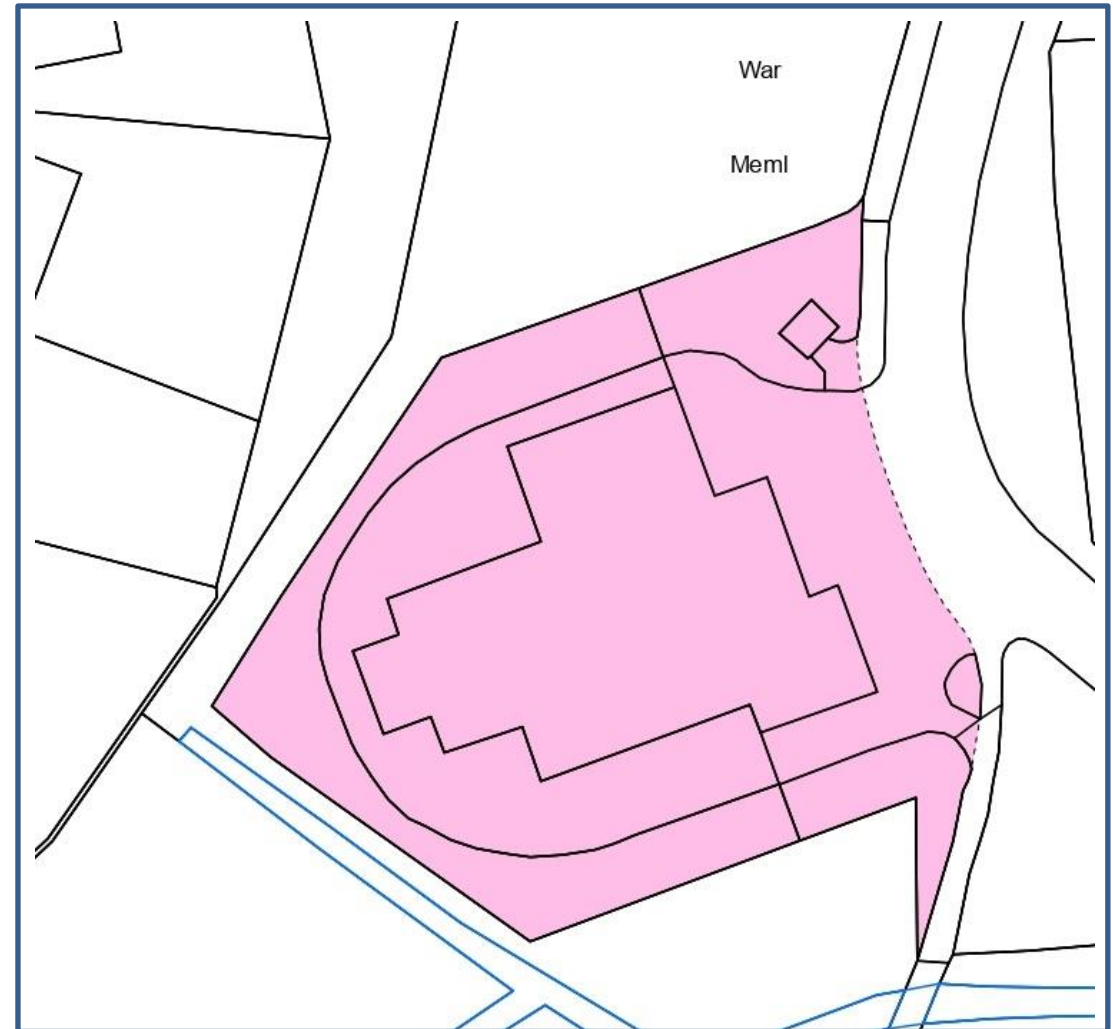
For the sports and nature enthusiasts Penicuik offers hiking and golfing, with the Pentland country and wildlife park easily accessible.

Schooling is well represented from nursery to senior level. There is easy access to the city by-pass and a frequent bus service operates throughout the town and to other areas.

## Planning

The subjects are A-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](mailto: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.

The Church of Scotland -Scottish Charity No SC011353

