



**Midmar Church, Midmar, AB51 7LT**



## Property

Beautiful church set within a rural location with views over the Aberdeenshire countryside.

The property is co-located with the Midmar Stone Circle that was constructed over 4,000 years ago.

The property comprises of the main Church which has both an entrance and a main hall along with a W.C, Kitchen, Organ and the Mezzanine which has a play room and office area.

**Ground floor: 179.35 Sq m**

**Mezzanine: 38.60 Sq m**

**Total Area: 217.95 Sq m**

The subject comprises a Category B Listed Building and falls within Class 10 of the Town & Country Planning (Use Classes) (Scotland) Order 1997.

## Services

The property benefits from being connected to electricity and a private source for water and sewerage.

**EPC Rating - E**

## Local Area

Midmar is a historic settlement in Aberdeenshire known to have excellent community spirit. The church lies 1.5 miles from the main residential area which local amenities include: village hall and a primary school.

Echt 2.5 miles away local amenities include: restaurant, church, village hall, public park, post office and a primary school.

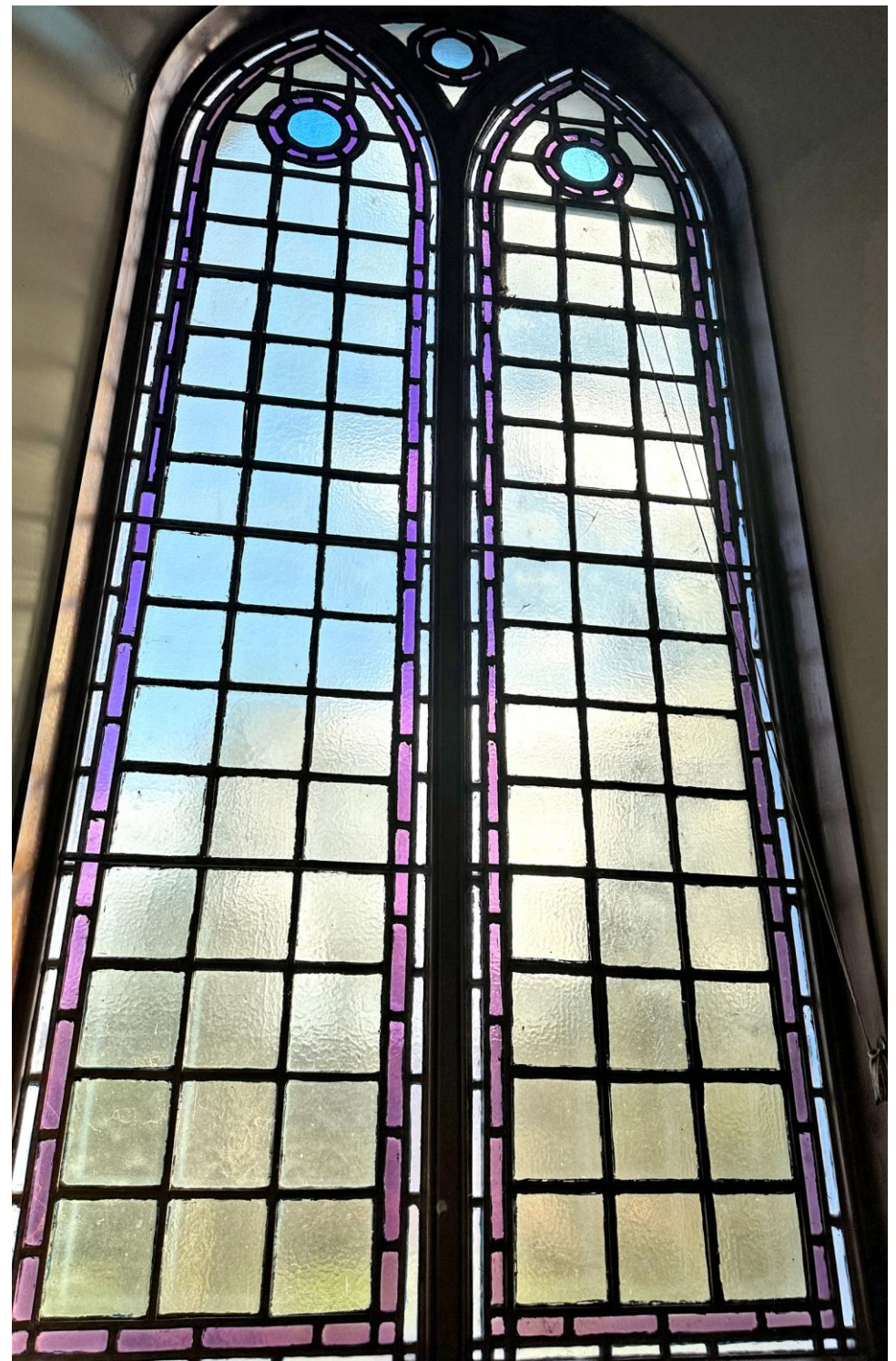
This tranquil village is only 16 miles from the city of Aberdeen which is perfect for anyone who needs to commute to the city. Aberdeen airport at Dyce is only 14 miles from the church.

















## 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 : ensure that they 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

MIDMAR CHURCH

