



St John's Manse and Tryst Hall, Mid Street, Bathgate EH48 1QD

TRADITIONAL STONE BUILT 5 BED DETACHED HOUSE SITUATED IN THE DESIRABLE TOWN OF BATHGATE

- Livingroom with feature fireplace and large bay windows
- Modern kitchen leading to pantry with plenty of storage
- Spacious dining room as well as a separate sitting room
- 5 generous sized bedrooms, one currently being used as an office
- Family bathroom on first floor with shower room on ground floor
- Garden grounds surrounding the property
- Large single detached garage with space for parking
- Gas central heating and double glazing
- Property features nice stained-glass doors, cornices and bay windows
- Tryst Hall included within the sale of manse

Location

Bathgate is a popular town situated in West Lothian. The town has a full range of shops, supermarkets, financial services, bars, restaurants, primary and secondary schooling and facilities including a leisure centre. Livingston's Almondvale Shopping Centre and Designer Outlet are approximately 6 miles away and is just a short drive away by car and has easy access to the M8 and M9 motorway networks which ensures swift travel times throughout the Central Belt and beyond. The train station in Bathgate also provides frequent links to both Glasgow and Edinburgh.

Access to the manse is via a shared drive with St Johns Church which is also for sale. Responsibility for upkeep will be shared. There is potential to create a separate access to the Manse from Church Place in future, as this ground belongs to the Church. If the buildings are sold separately please note that the gas supply will need to be separated as there is currently only one gas supply meter serving both the Church and the manse. The Tryst Hall provides flexible additional accommodation which subject to necessary consents could be used as a home office or self-contained accommodation.

Please note consideration will be given to offers to purchase the Church, Manse and Tryst Hall as one lot, or as two separate lots.

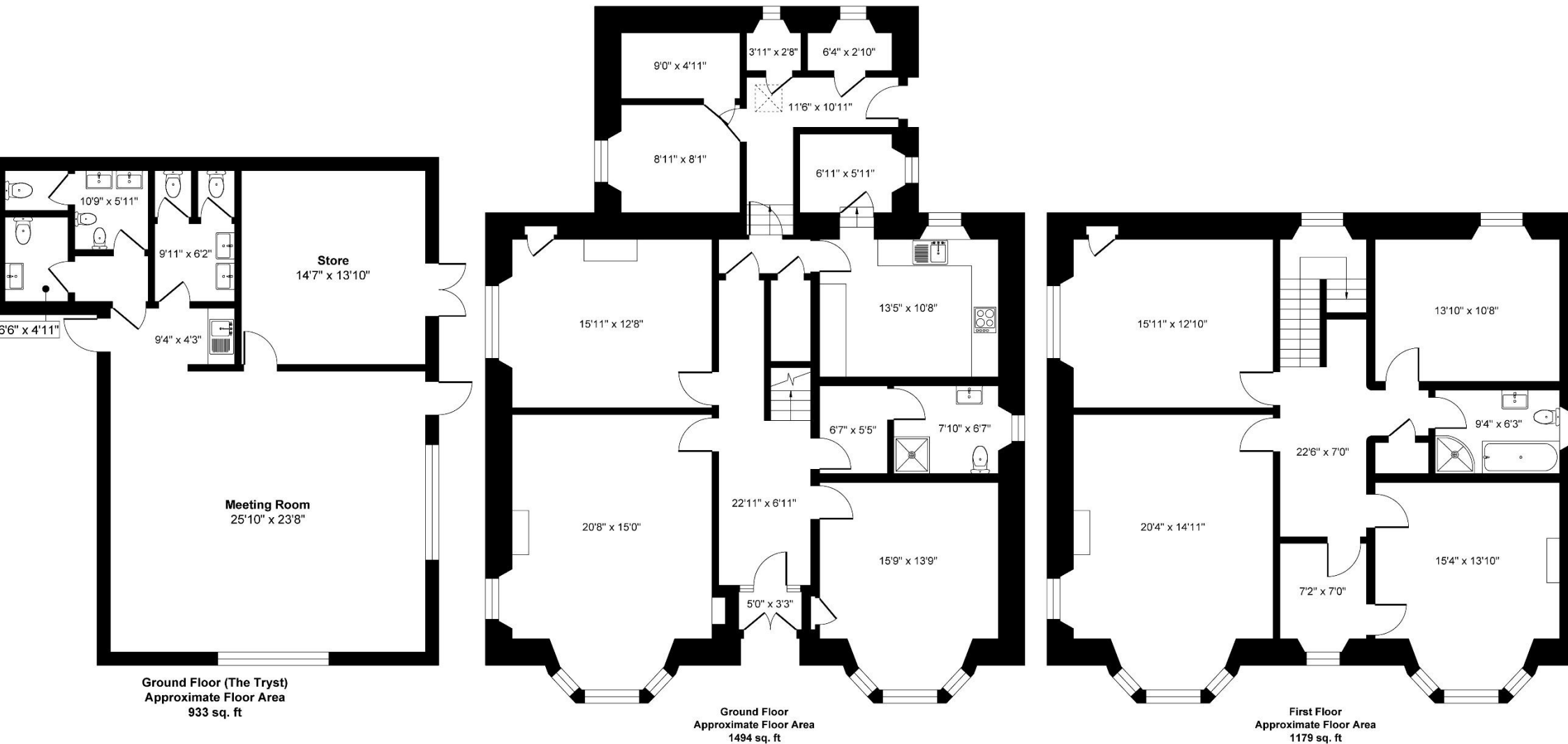
Viewing Arrangements

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

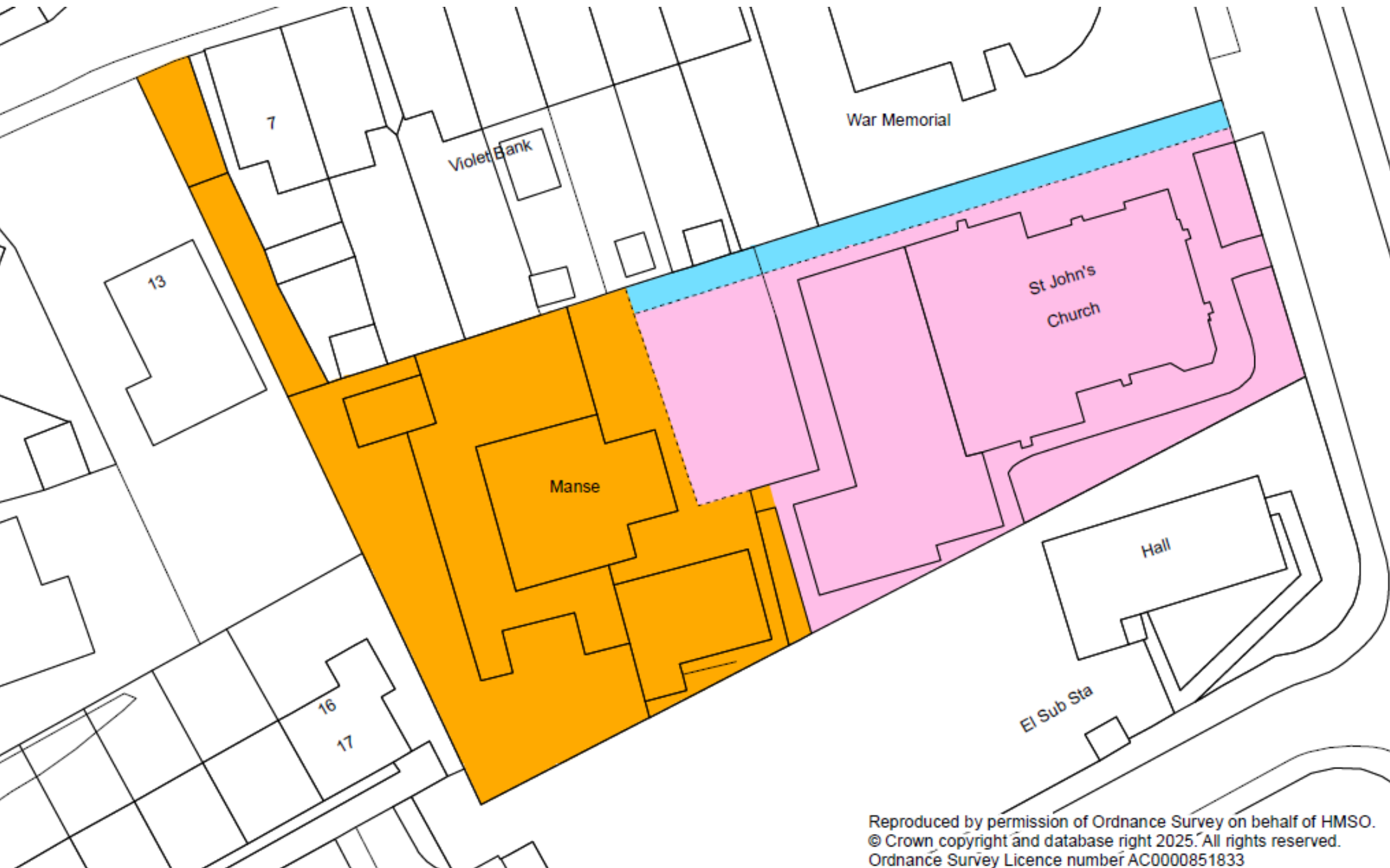




St John's Manse, Bathgate



Approx. Gross Internal Floor Area 3606 sq. ft



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Offers

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



The Church of Scotland

Law Department

121 George Street

Edinburgh

EH2 4YN

Telephone: 0131 240 2263

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 SC007418

