



Strathkinness Parish Church Hall, Strathkinness, KY16 9XR

Property

Modern 2 storey church hall located in the village of Strathkinness

The property comprises -

Ground floor - Entrance Hall, Main Hall, Office, Kitchen and Toilets
Lower floor – Vestibule, Hall, WC,

Grounds

There are extensive grounds including a large parking area and an enclosed area of ground laid to grass, as shown outlined red on the plan. There are reciprocal rights of access over the pathway between the church and hall shown green and yellow on the plan.

Services

The property is served by mains water, drainage and electricity

Planning

The hall is not listed and falls within Class 10 of the Town & Country Planning (Use Classes) (Scotland) Order 1997. In addition to its current use, it could be used as a crèche, day nursery, day centre, educational establishment, museum or public library without the necessity of obtaining planning permission for change of use. It has potential for conversion to an attractive modern family home, subject to consents.

EPC

Rating: C



Local Area

Strathkinness is a popular choice for purchasers seeking a property in country surroundings, yet only a couple of miles from the historic town of St Andrews.

The village has an excellent primary school, popular pub/restaurant and a regular bus service.

Strathkinness is well placed for commuting to the nearby towns of Dundee, Perth, Kirkcaldy, Glenrothes and Cupar.

The railway station at nearby Leuchars is on the main Aberdeen to London line and provides a fast link to both Dundee and Edinburgh. Edinburgh airport with its shuttle service to London is approximately fifty miles away with further airport facilities and London flights also available from Dundee.

Strathkinnes Parish Church

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Church

Hall

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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

