



**Dunoon High Kirk Church, Kirk Brae, Dunoon, PA23 7DN**



## Property

Traditional church with bell tower set in the well established town of Dunoon and is located towards the southern end of the town sitting on the hillside overlooking the Firth of Clyde. The property comprises:

**Ground Floor:** Entrance vestibule, main sanctuary, vestry, 2 WCs

**First Floor:** Sanctuary, 2 rooms

## Area

**Ground Floor:** 388.27 sq m (4,179 sq.ft.)

**Balconies:** 185.38 sq m (1,995 sq.ft.)

**Total:** 573.65 sq m (6,174 sq.ft.)

## Services

The building is connected to mains gas, electricity, water and drainage. Heating is generated by 2 gas boilers and hot water by single point electric hot water heaters.

## Planning

The property is B- 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, retail space or community resource subject to obtaining appropriate consents. Conversion to residential accommodation would also be possible, again subject to the usual consents.



## EPC

Rating C

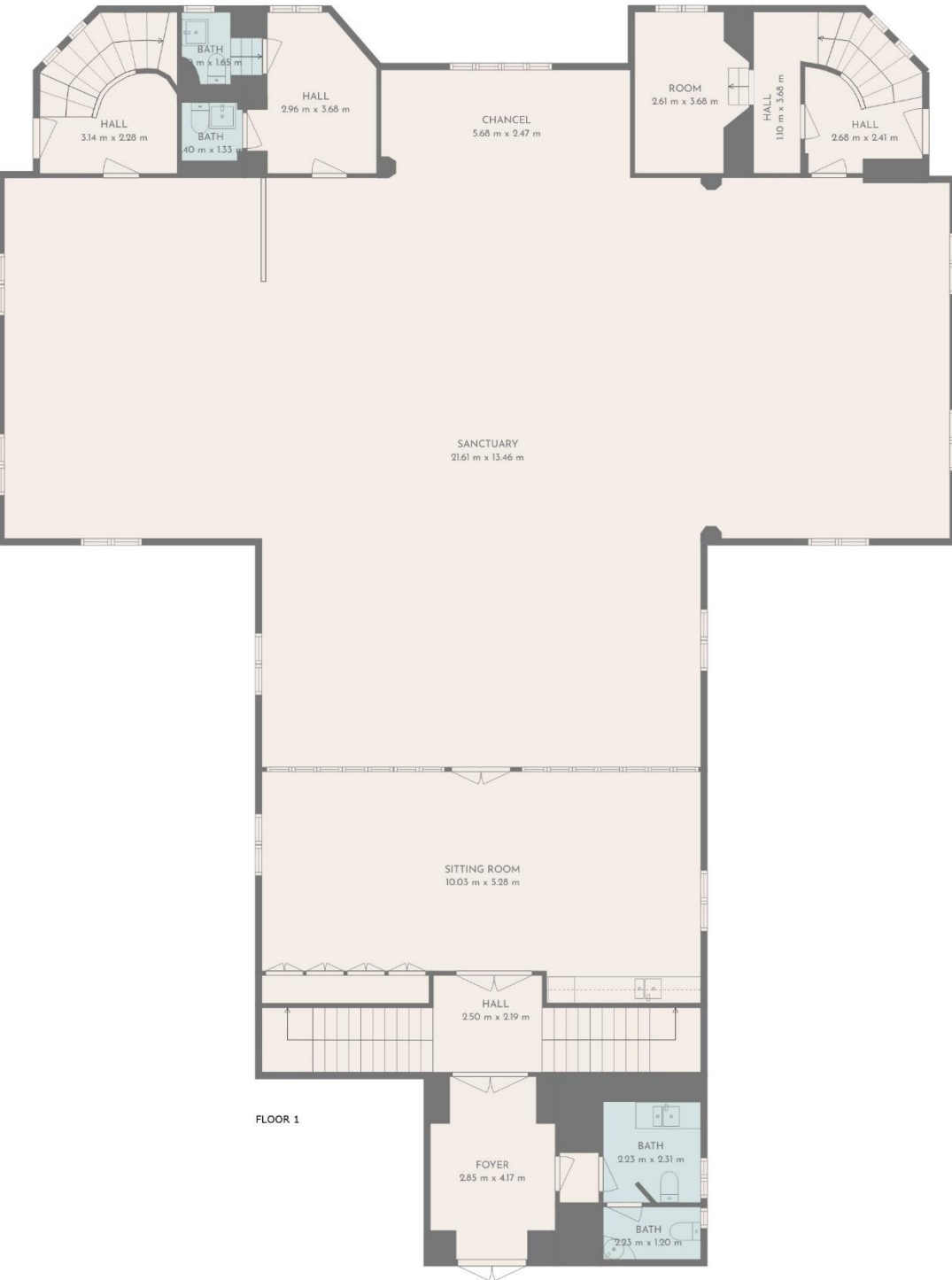
## Local Area

Dunoon is a busy town, ferry port and seaside resort, offering a good range of welcoming pubs and restaurants, a library, hospital, secondary school, concerts and events at the Queens Hall. More local amenities include cinema, leisure centre and swimming pool.









# Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor. Please send offers 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](mailto: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 SC011353

