



**St Mary's Church and Cottage,  
Wilkieston Road EH28 8RQ**

- Situated In Popular Rural Commuter Village
- Excellent Transport Links
- Extends to 202.5 Sq M (2,180 Sq Ft)
- Site Extends to 0.19 Acres
- Offers Over £350,000 Are Invited



To arrange a viewing please contact:



**Joe Helps**  
 Surveyor  
 joe.helps@g-s.co.uk  
 0131 240 5291

### LOCATION

The subject is located in the rural/commuter village Ratho, located approximately 10 miles west from Edinburgh City Centre. The property is situated on the north side of Wilkieston Road, close to the junction with Craigbuck Avenue. Ratho is a popular commuter village due to excellent transport links. Edinburgh Park Station and Ratho Station (providing popular bus routes) are all situated within 10 minutes.

### DESCRIPTION

The subjects comprise a former Stone built Church accompanied by a comfortably sized stone built bungalow. Internally the bungalow benefits from 2 double bedrooms, large kitchen, Living room and family bathroom. The subjects also benefit from off street parking and large garden to the rear.

According to our calculations from measurements taken on site we estimate the subjects extend to the following approximate net internal areas:

Areas/ Floors	Sq M	Sq Ft
Church	138	1,485
House	64.25	692
<b>TOTAL</b>	<b>202.5</b>	<b>2,180</b>

### PRICE

Offers over **£350,000** are invited.

### RATEABLE VALUE

The properties will require to be assessed upon completion.

### LEGAL EXPENSES AND VAT

Each party are to pay their own legal costs, and the purchaser responsible for the Land and Buildings Transaction Tax, registration dues and VAT incurred in connection with this transaction.

### EPC

Available upon request.



### IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
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6. Date of Publication: October 2019