Greenside Church and gardeners' cottage, 1A and 1B Royal Terrace, Edinburgh, EH7 5AB

Property

A fantastic opportunity to acquire a church premises and detached cottage in the heart of Edinburgh.

Internally, the church comprises an entrance vestibule with a small vestry, leading through to the impressive main worship space at ground floor level, with a mezzanine gallery seating area above.

The lower ground floor provides extensive ancillary accommodation, including two church hall areas, office space, storage rooms, excellent kitchen facilities, ladies' and gents' WC facilities, and a boiler room.

A telecoms mast is located on the Church. The terms of an extension of the telecoms lease wef 1 July 2026 are in course of negotiation.

The detached cottage offers comfortable residential accommodation comprising an entrance hall, living room with adjoining kitchen, three bedrooms, and a bathroom.

Externally, both properties benefit from their own private garden grounds.

Offers are invited for the church and cottage - either together or as separate lots. The proposed split is shown on the plan on page 3, which shows the extent of land included for each property as well as the route for access to the cottage from Royal Terrace.

Services

The church is connected to mains supplies of water, gas and electricity. Drainage goes into the main public sewer.

Planning

The properties are A-listed in a Conservation Area. They 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.

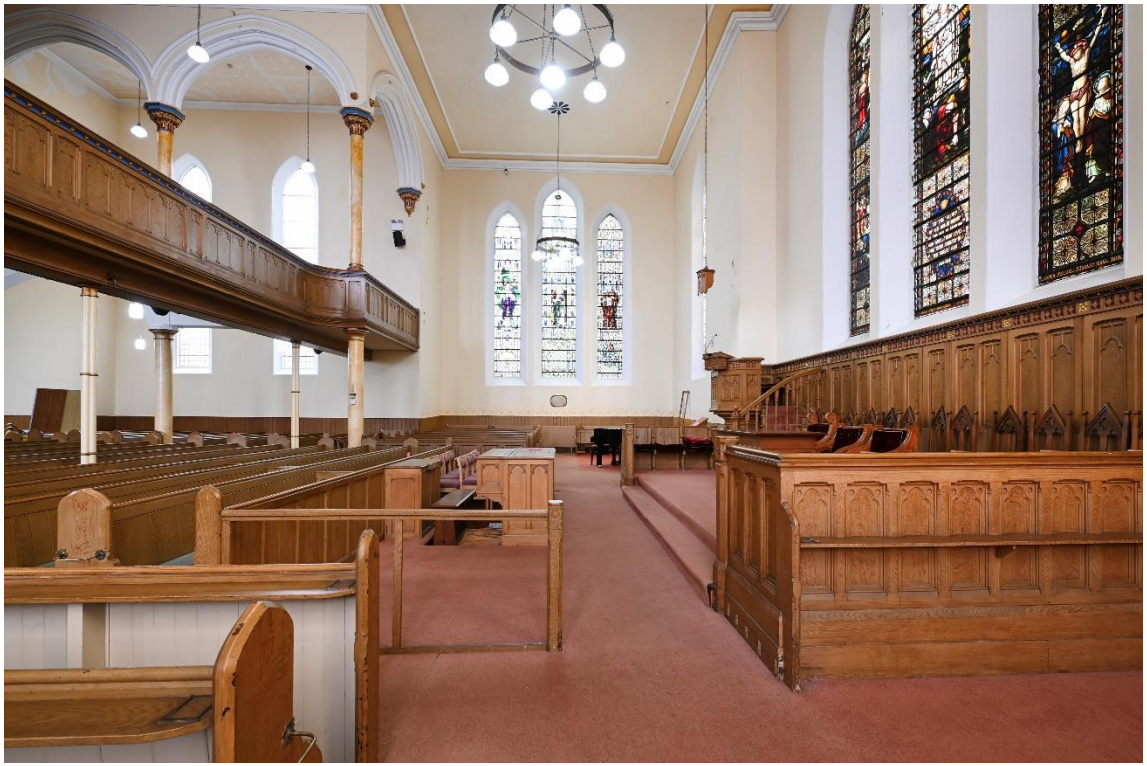
EPC Church: Rating E.

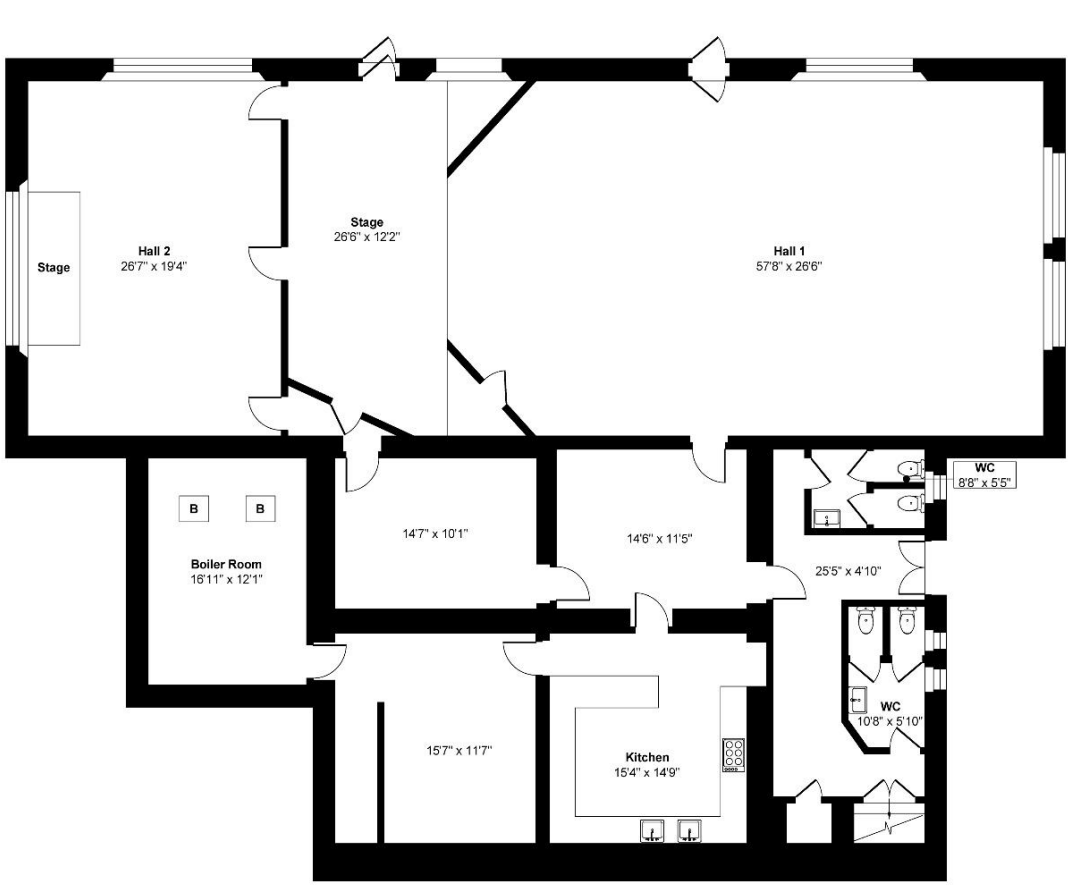
Cottage – see attached Home Report.

Local Area

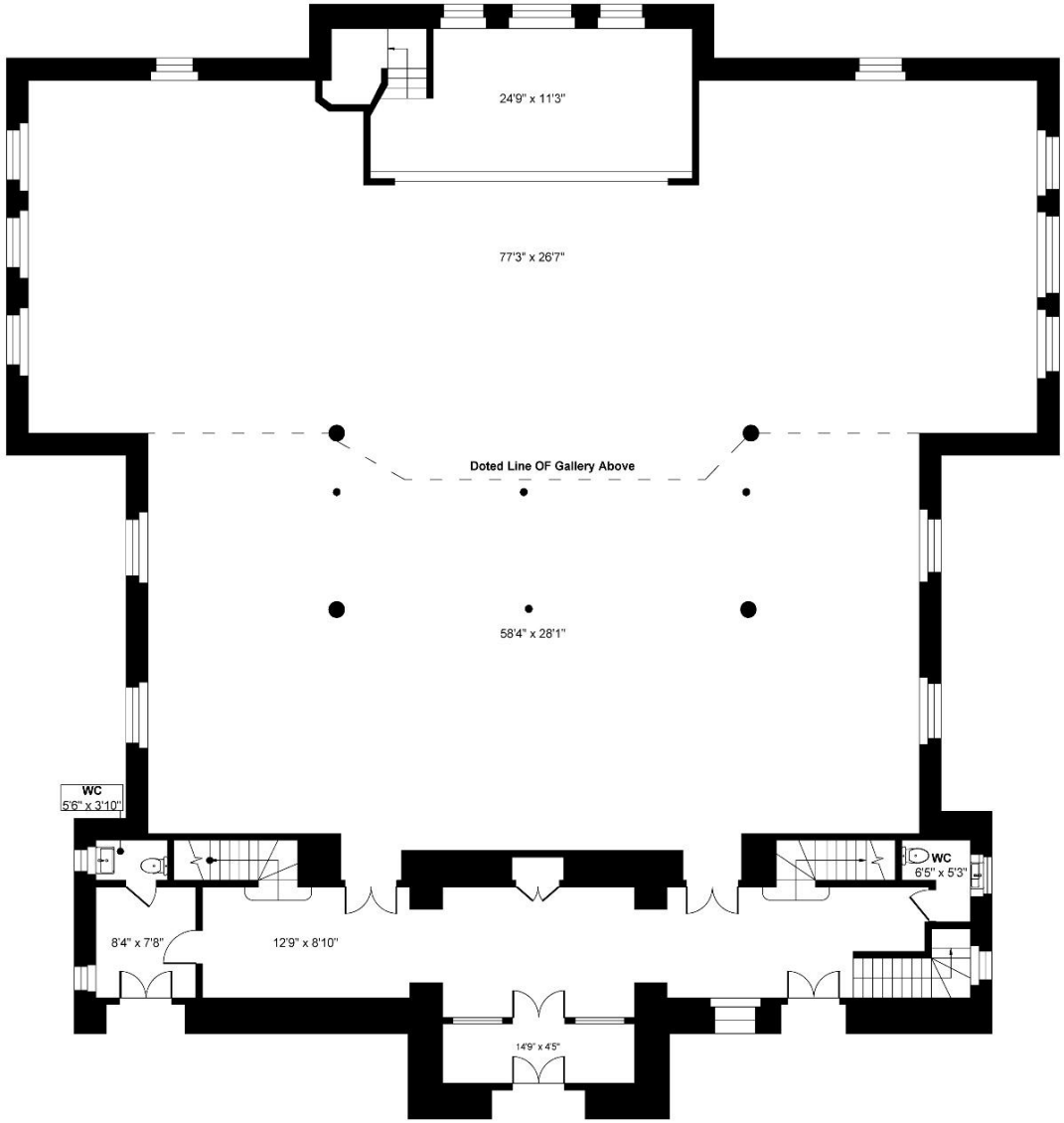
Royal Terrace enjoys a prestigious position in the heart of Edinburgh's historic city centre, offering an exceptional range of amenities within easy walking distance. Residents benefit from nearby supermarkets, independent shops, cafés, restaurants, cultural attractions, and highly regarded schooling, while the vibrant St James Quarter, Princes Street, and the city's renowned leisure and entertainment facilities are all close at hand. Excellent transport links, including Edinburgh Waverley Station, regular bus and tram services, and convenient access to Edinburgh Airport, provide easy connections throughout the city, across Scotland and beyond.

12
50.5m
Greenside
Church
Chapel
(site of)
Greenside Church House
54.0m
Stone





Lower Level
Approximate Floor Area
3732 sq. ft
(346.71 sq. m)



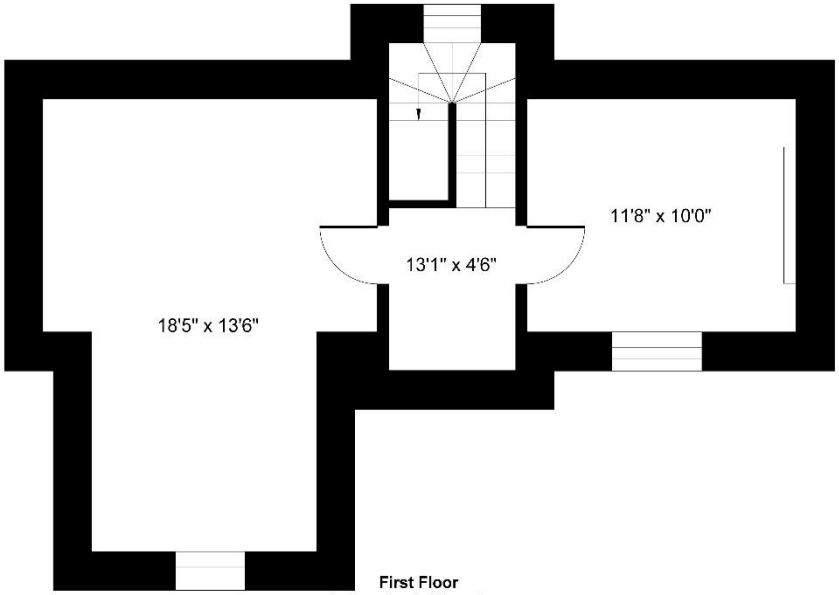
Upper Level
Approximate Floor Area
4921 sq. ft
(457.17 sq. m)

Approx. Gross Internal Floor Area 8653 sq. ft / 803.88 sq. m

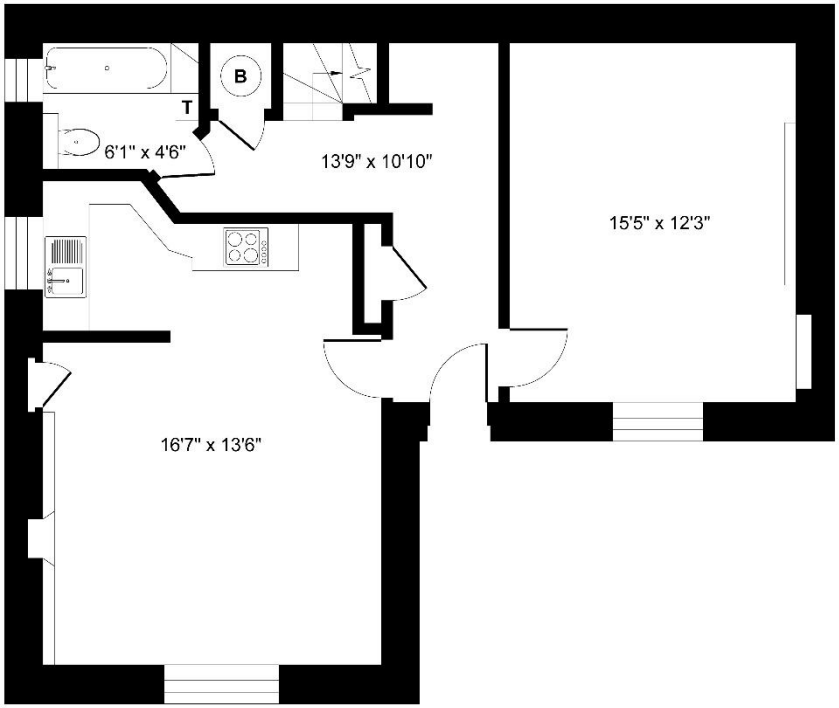
FOR ILLUSTRATIVE PURPOSES ONLY

All measurements and fixtures, including doors and windows are approximate and should be independently verified

Produced by Elements Property



First Floor
Approximate Floor Area
450 sq. ft
(41.80 sq. m)



Ground Floor
Approximate Floor Area
683 sq. ft
(63.45 sq. m)

Approx. Gross Internal Floor Area 1133 sq. ft / 105.25 sq. m

FOR ILLUSTRATIVE PURPOSES ONLY

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Produced by Elements Property

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 SC011353