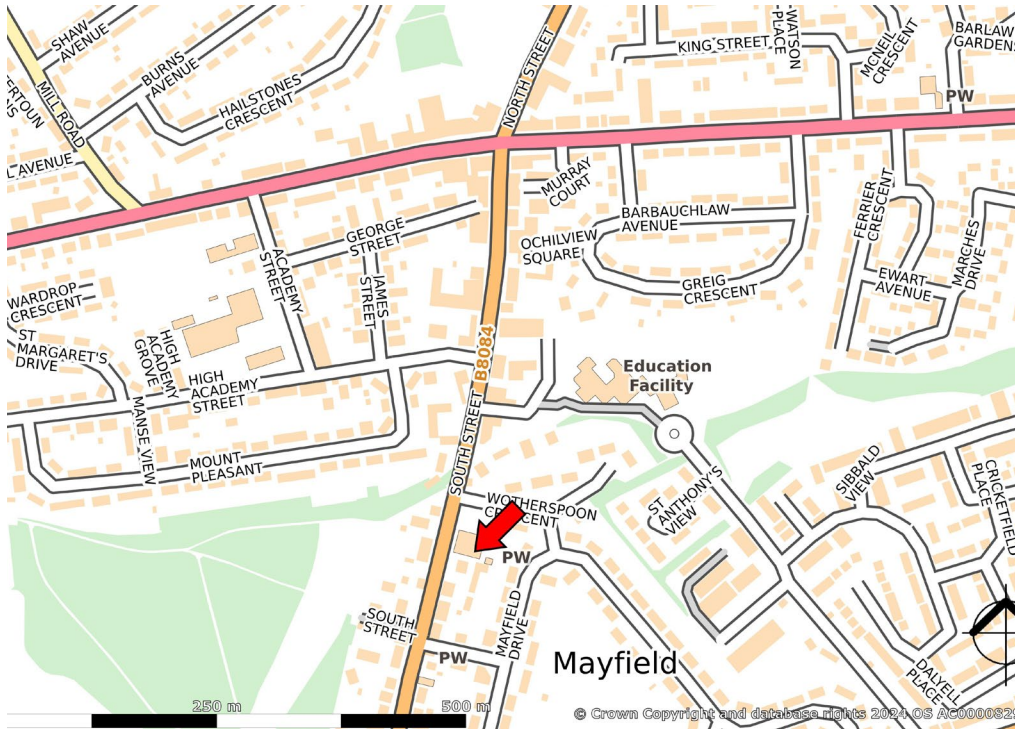




**2 Wotherspoon Crescent Armadale,  
West Lothian, EH48 2JD**

- Site extends to approximately 0.59 acres (0.24 hectares)
- The subjects are being sold on a vacant possession basis
- The site includes various former church buildings and a 4 bedroom detached property
- Price on application



## LOCATION

Armadale is a small town situated in West Lothian and benefits from a strategic location within the Central Belt of Scotland. The town is within reach of the M8 motorway, which provides easy access to both Edinburgh (approx. 25 miles) and Glasgow (approx. 25 miles).

More specifically, the property is located on the corner of South Street and Wotherspoon Crescent just south of the town centre. The surrounding area is predominantly residential in nature.

## THE PROPERTY

The site contains the former church buildings of The Sacred Heart & St

Anthony. The church buildings have been condemned as structurally unsound and therefore must be demolished.

The site also includes a 4 bedroom detached property arranged over 2 floors, which benefits from a dedicated entrance drive way and garden. The house has gas fired central heating and double glazing. The buildings sit within a 0.59 acres (0.24 hectares) site contained within a brick wall boundary. Vehicular and pedestrian access is afforded via Wotherspoon Crescent.

## ACCOMMODATION

The site extended to 0.24 HA (0.59 acres).



## PRICE

Price on application. Our client is looking for a quick sale. However, offers subject to planning will be considered subject to a review of the applicants planning and design proposals.

## LEGAL COSTS + VAT

Each party to bear their own legal costs, the purchaser will be responsible for LBTT and VAT if applicable.

To arrange a viewing please contact:



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## ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

## 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.
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6. Date of Publication: November 2024