

2 SOUTH LAUDER ROAD

EDINBURGH





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An impressive family home with a garden and garage
in a prime Edinburgh address.



DESCRIPTION

This handsome house is the perfect family home, located in the highly sought after Grange area in South Edinburgh. The house combines wonderful entertaining space with as many as 8 double bedrooms, a garden, a double garage, and off-street parking.

The central hallway gives an immediate impression of the scale of the house, with the staircase lit by a large central cupola. Wonderful entertaining space is provided by the two formal public rooms which consist of the sitting room and dining room. Both have lovely proportions and period features and are connected by sliding doors, creating one large space when needed. The open plan kitchen/dining/living room is the hub of the house and features an island, ample storage and large windows providing wonderful natural light and a view of the garden.

The master bedroom is an impressive size and benefits from a dressing room and an en suite bathroom. There are three further double bedrooms and a bathroom completing the first floor. The second floor can provide as many as five further bedrooms, however, two of the rooms are currently used as studies and a third is used as a snug/TV room. There is a bathroom completing this floor, while the utility room is found on the half landing.

Outside there is beautiful private garden, wrapping the house on three sides, with a lawn surrounded by mature borders and trees. There is secure off-street parking and a double garage. Above the garage there is a large loft space which, subject to the usual planning consents, could be converted to become secondary accommodation, a home office, or a games room.

Edinburgh City Council Tax band – G

EPC E.









LOCATION

South Lauder Road is an attractive, tree lined street in the sought-after residential area of The Grange on the city's Southside. There are excellent local shops, bistros and bars in nearby Newington, Bruntsfield and Morningside. The city centre is a short stroll across The Meadows and the King's Theatre and Dominion Cinema are located close by. Local sporting facilities include several golf courses, the Royal Commonwealth Pool, Waverley Tennis and Sports Club and pleasant walks in the green, open spaces of the Hermitage of Braid, Arthur's Seat and Blackford Hill.

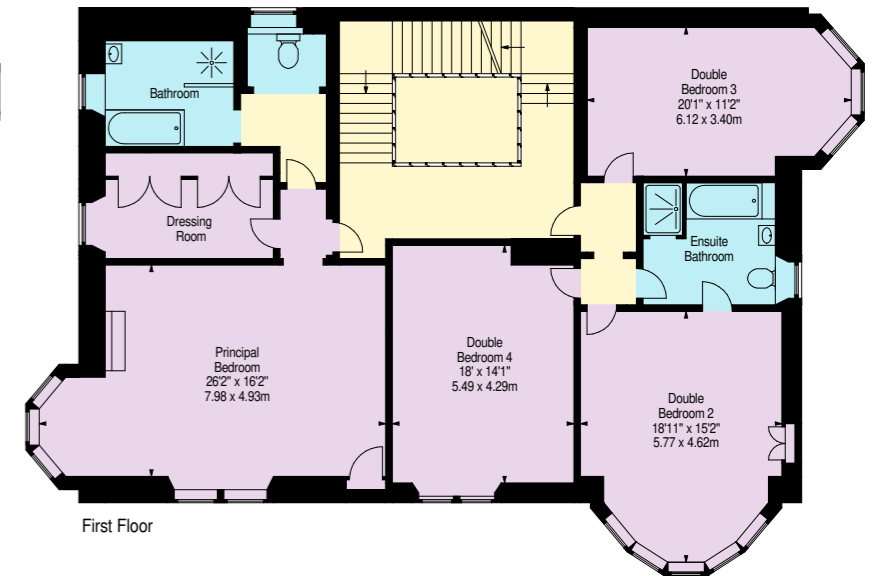
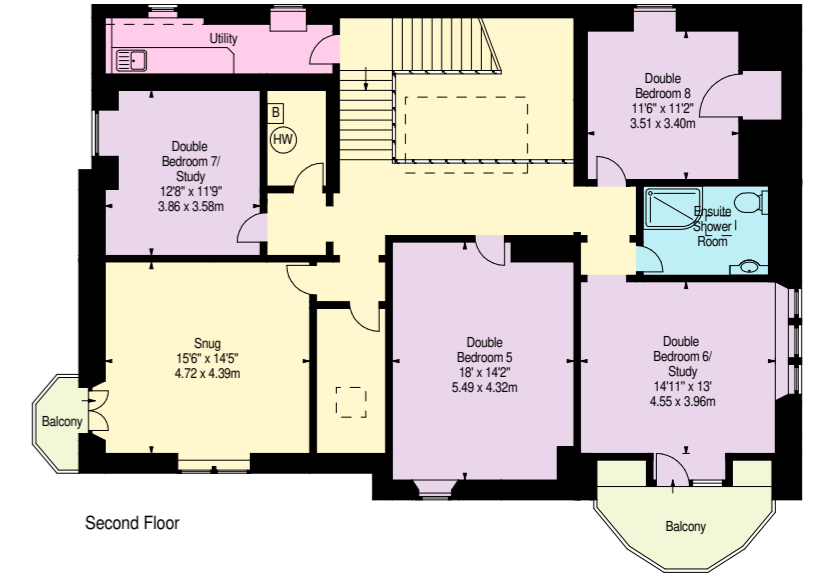
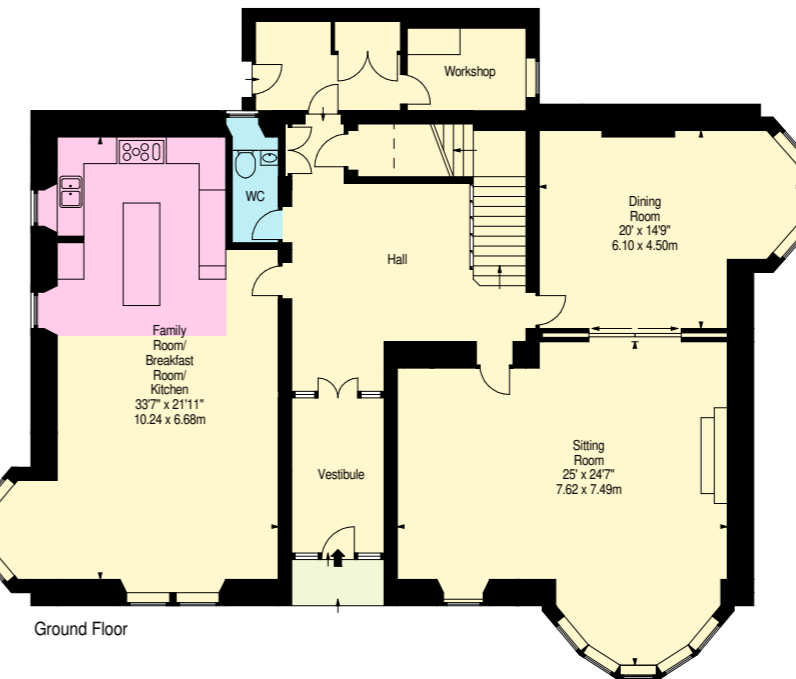
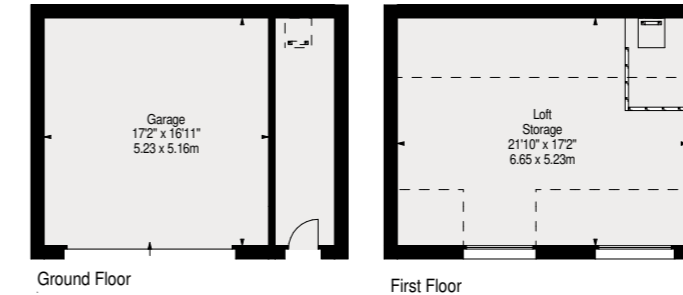
Edinburgh is well known for its excellent private and state schooling. George Watson's College, George Heriot's and Merchiston Castle School are all within comfortable reach. The property is within the catchment areas for the highly regarded Sciennes Primary School and James Gillespie's High School. There is easy access to an efficient local transport network and nearby routes to the City Bypass and Edinburgh International Airport.



Approximate Gross Internal Floor Area

Total Area = 521.35 sq m / 5,612 sq ft

Outbuilding = 70.60 sq m / 760 sq ft



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Particulars dated November 2023. Photographs and videos dated November 2023.

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