



Lauder Road, Edinburgh, EH9

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## A substantial, detached period villa set over three floors in a prime residential location.

Located in the renowned conservation area of Grange, on the south side of the city, Lauder Road comprises a substantial period villa with large private garden and off-street parking. The property, which is now in need of modernisation, offer buyers a rare opportunity to put their own stamp on a property.



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Private

EPC

E

**Offers Over**

£1,700,000

**Tenure**

Freehold

**Local Authority**

The City of Edinburgh Council

**Council Tax**

Band H



This house, set over three floors, features six generously sized bedrooms, two versatile public rooms, and two bathrooms, presenting an ideal canvas for modernisation. The lower ground level offers flexibility to buyers to adapt and enhance the house, subject to the usual planning consents. The property furthermore benefits from stunning views towards both Arthur's Seat and Blackford Hill.

Outside, there is a fantastic east-facing walled rear garden with a large lawn surrounded by mature borders and trees, providing a serene outdoor retreat with plenty of potential for landscaping and outdoor entertaining. There is off-street parking to the front of the property whilst there is ample space to potentially extend on either side of the house, again subject to the usual planning consents.

## Features

- A rare, period, detached house
- Set over three floors
- Attic space with potential to expand, subject to planning consents.
- Large private front and rear garden
- Off street parking
- Potential to modernise



## Location

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.

### **Financial Guarantee/Anti Money Laundering**

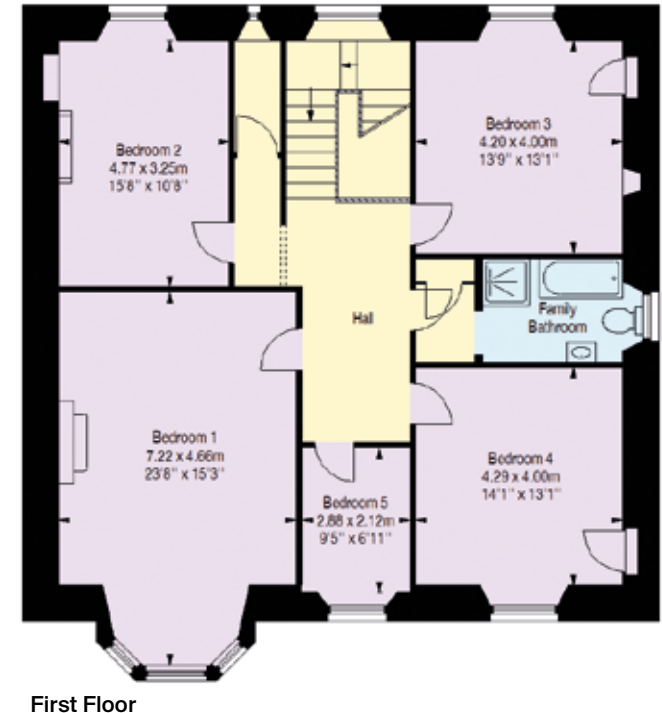
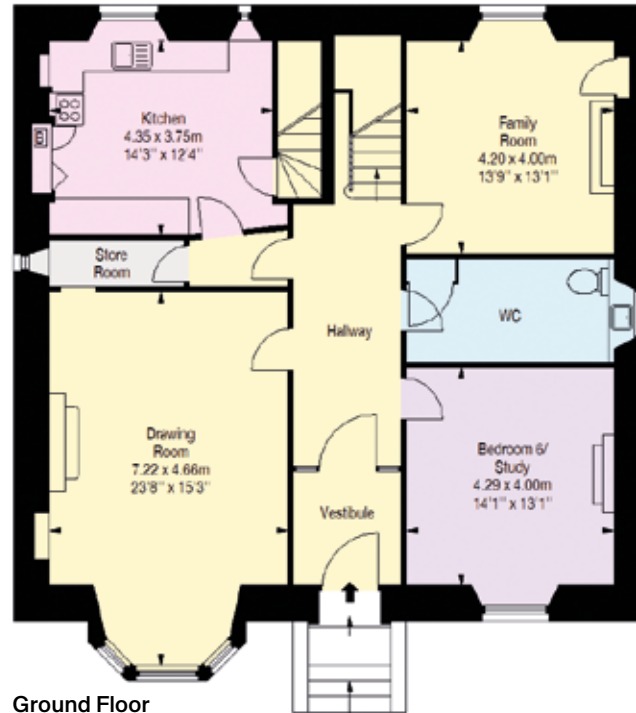
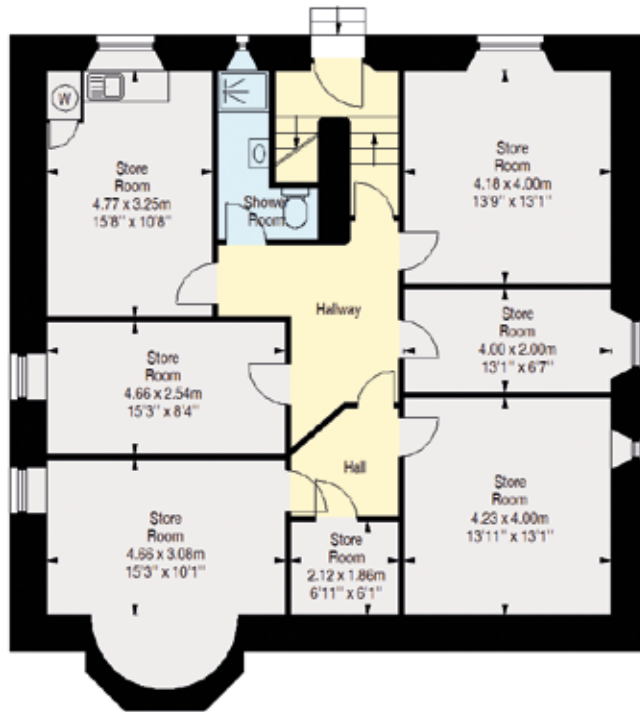
All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

## Approximate Gross Internal Floor Area

362.40 Sq M - 3901 Sq Ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated August 2024. Photographs and videos dated August 2024.

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