



LANARK ROAD

Juniper Green, Edinburgh EH14



AN IMPRESSIVE AND ELEGANTLY RENOVATED DETACHED VILLA

In a prestigious Edinburgh location

		
6	4	5
		EPC
Double		E

Local Authority: The City of Edinburgh Council
Council Tax band: H
Tenure: Freehold

Offers Over: £1,350,000



DESCRIPTION

Occupying a commanding and highly desirable position on Lanark Road, this impressive detached villa offers a superb fusion of period charm and contemporary design. Meticulously refurbished by the current owners and thoughtfully extended under the direction of renowned architect Lorn MacNeal, the property now presents as a refined and beautifully balanced family home.

Extending to over 4,400 square feet, the accommodation is arranged over four floors, with a well-considered layout that effortlessly blends generous, sociable living areas with quieter, more private spaces. At the heart of the home lies a beautifully designed kitchen and breakfast room, flowing into a striking family room with floor-to-ceiling windows that frames views across the landscaped rear garden. A series of elegant reception rooms— including a formal drawing room and an atmospheric dining area—have been sympathetically restored, retaining period features while incorporating modern comforts to a high standard.





The principal bedroom suite is a standout feature, comprising a luxurious en suite by Fired Earth, a dressing room, and a bespoke walk-in wardrobe. Five further bedrooms are positioned across the upper levels, providing excellent family accommodation alongside flexible space for working from home, guests, or creative use.





To the rear, the garden has been professionally landscaped to create a stylish yet low-maintenance setting for both relaxation and entertaining. A handcrafted Fuego clay oven takes pride of place in the outdoor kitchen area, while the newly constructed detached garage offers ample storage, attic space, and is equipped with EV charger-ready electrics. The gated front driveway benefits from a fully remote-controlled turntable—a rare and innovative feature that ensures ease of access.

Further highlights include a well-appointed utility room, cellar, home gym, and generous storage throughout, making this an exceptionally practical yet refined family residence.

Lanark Road represents a rare opportunity to acquire a substantial and sensitively modernised period home within easy reach of Edinburgh's leading schools, green spaces, and transport links—offering the very best of traditional elegance and modern family living.



LOCATION

Lanark Road lies within the sought-after Juniper Green area of Edinburgh, a long-established residential neighbourhood located approximately four miles southwest of the city centre. The location offers excellent accessibility to Edinburgh Park, the City Bypass, Edinburgh Airport, and the wider Central Scotland motorway network.

Residents enjoy a variety of leisure facilities in the vicinity, including a range of bars and restaurants, several golf courses, and scenic walks such as the Water of Leith walkway. Bloomiehall Park, featuring a children's play area, along with Juniper Green Tennis Club and Baberton Golf Course, are all within easy walking distance.

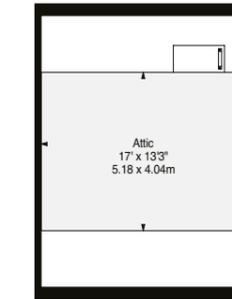
Education is well catered for locally, with the highly regarded Juniper Green Primary School just a short walk away and Currie High School easily reached by bus. The area is also within reach of many of Edinburgh's top private schools, including Merchiston Castle School, George Watson's College, Mary Erskine and Stewart's Melville, St George's School, Fettes College, and Edinburgh Academy. Clifton Hall and Cargilfield Preparatory Schools are also accessible on the western side of the city.

Regular bus services provide convenient links to the city centre and surrounding areas. The location is particularly well-placed for swift access to the city bypass, Edinburgh Airport, the Forth Road Bridge, and Heriot-Watt University.

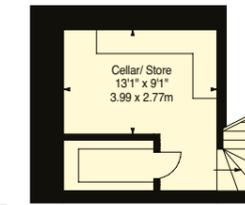
Nearby Colinton Village offers a wide range of local amenities, including shops, restaurants, a bank, and a Post Office. The surrounding natural beauty of the Pentland Hills and the Water of Leith also provides a wealth of picturesque walking routes.



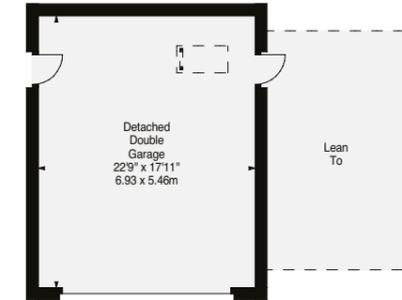
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Attic



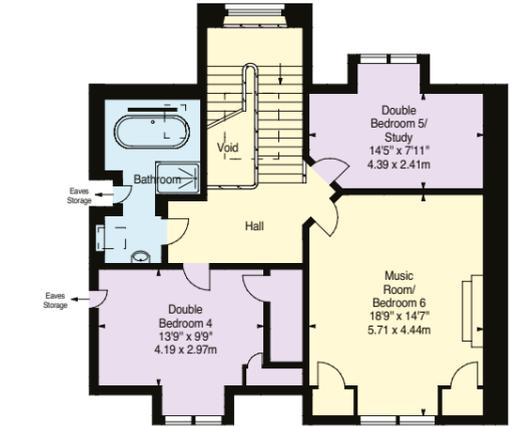
Lower Ground Floor



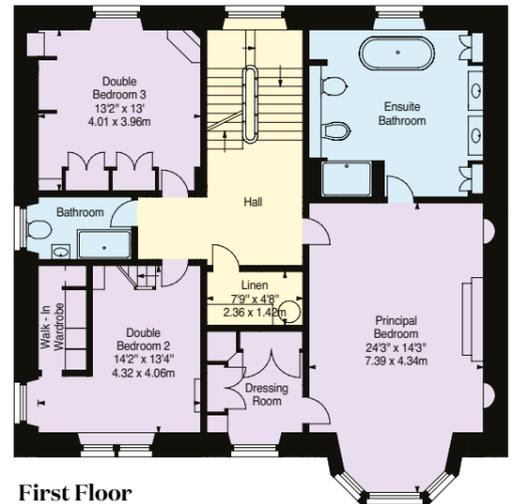
Ground Floor



Ground Floor



Second Floor



First Floor

Approximate Gross Internal Area
 4166 Sq Ft - 387.02 Sq M
 Garage/Workshop: 236 Sq Ft - 21.92 Sq M
 Detached Double Garage & Attic: 635 Sq Ft - 58.99 Sq M
 Store & Outdoor Kitchen: 176 Sq Ft - 16.35 Sq M
 Total: 5213 Sq Ft - 484.29 Sq M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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.

I would be delighted
to tell you more.

Ricardo Volpi
0131 222 9600
ricardo.volpi@knightfrank.com

Knight Frank Edinburgh
80 Queen Street, Edinburgh
EH2 4NF

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by KF Scotland Ltd., in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither KF Scotland Ltd, nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of KF Scotland Ltd. 2. Material Information: Please note that the material information is provided to KF Scotland Ltd, by third parties and is provided here as a guide only. While KF Scotland Ltd, has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2025. Photographs and videos dated May 2025. All information is correct at the time of going to print. KF Scotland Ltd is a limited company registered in Scotland with registered number 120/NE78008. Our registered office is 41 Charlotte Square, Edinburgh, EH2 4HQ. KF Scotland Limited is an independently owned member of the Knight Frank Network operating under licence from Knight Frank LLP.