

Jardine Phillips
Solicitors • Estate Agents

GRANGE

12 SOUTH LAUDER ROAD
EH9 2NA



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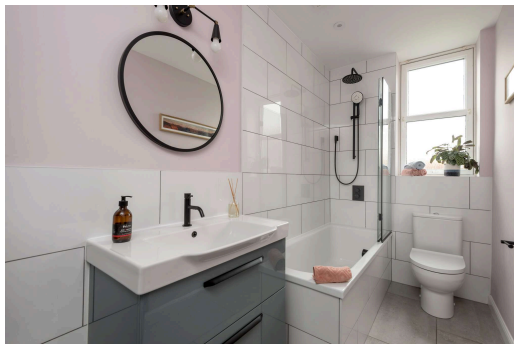


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EPC RATING: D

OFFERS OVER £650,000





DELIGHTFUL, CHARACTERFUL THREE BED LOWER VILLA WITH FRONT & REAR GARDENS IN PRESTIGIOUS GRANGE

This beautifully maintained & updated property has a plethora of period features blended with contemporary fittings & decoration. Perfect for professionals, downsizers or a young family, being in the catchment for excellent schools. Access to all the amenities of nearby Marchmont, Newington, Morningside & Bruntsfield with their wide array of retail outlets, coffee shops, bars & restaurants and the wide open spaces of the Meadows & Blackford Hill. Great bus links into the city centre making it ideal for commuters.

AREA

The Grange is a prestigious area in the south of the city, within easy walking distance of the city centre. There are a great range of local shops & supermarkets in nearby Causewayside, with a wider range of shops available in Marchmont, Newington, Morningside, Bruntsfield and Cameron Toll, including supermarkets, coffee shops, bars, restaurants and independent stores. The property is in the catchment for the well renowned Sciennes & St Peter's RC Primary Schools and James Gillespie & St Thomas of Aquin's RC High schools. The University of Edinburgh is also close by as well as a wide range of amenities including a library, cinema and various theatres. The flat is also well placed for lots of walks and open spaces including the Meadows, Holyrood Park, Arthur's Seat and Blackford Hill. There are regular bus routes both into & out of town and there is easy access out to the city bypass and the motorway network beyond.

EXTRAS

The blinds/curtains, light fittings, gas hob, integrated microwave & oven, cooker hood, integrated drawers fridge, freestanding fridge freezer, washing machine & wardrobes in master bedroom are included in the sale.

HOME REPORT VALUATION

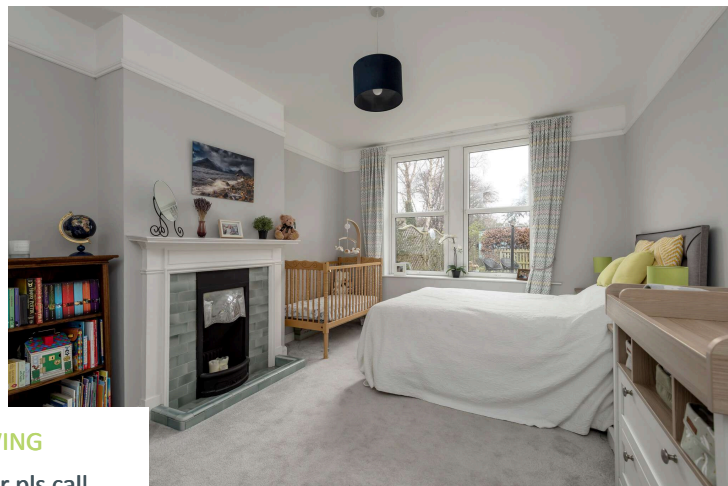
£675,000





PROPERTY DESCRIPTION

- Private front door & vestibule with storage, leading to a wide open reception hallway with walk-in fitted cupboards
- Stunning bay windowed sitting room with marble feature fireplace & gas coal effect fire
- Spacious dining room overlooking the rear garden, with larger cupboard & tiled period fireplace
- Good sized kitchen with twin windows, wide range of bespoke high quality fitted units, granite worksurfaces & splashbacks and appliances, with door to rear garden
- Master bedroom overlooking the front garden with new plantation shutters, wardrobes & tiled period fireplace
- Double bedroom two with fitted cupboard & tiled period fireplace
- Double bedroom three
- Newly fitted, contemporary family bathroom with black features including bath with rainfall & mixer shower, vanity sink unit & wc with under floor heating
- Gas central heating from combi boiler located in the kitchen
- Upvc double glazed casement windows
- Period features including stripped wooden floors, original fireplaces, period doors & cornicing
- Recently replaced flat roof covering (2024)
- South west facing rear garden with expansive lawned area, paved patios, borders & large shed/greenhouse
- Private front garden with lawns, borders, paving & Police approved bike shed
- Residents' on street parking



VIEWING

Sun 2-4 or pls call

Jardine Phillips

0131 446 6850

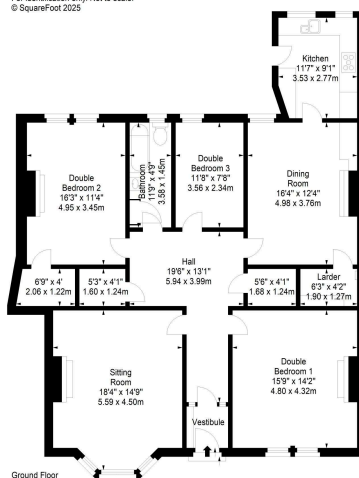


Sitting room	18'4 x 14'9 (5.59 x 4.50m)
Dining room	16'4 x 12'4 (4.98 x 3.76m)
Kitchen	11'7 x 9'1 (3.53 x 2.77m)
Bedroom 1	15'9 x 14'2 (4.80 x 4.32m)
Bedroom 2	16'3 x 11'4 (4.95 x 3.45m)
Bedroom 3	11'8 x 7'8 (3.56 x 2.34m)
Bathroom	11'9 x 4'9 (3.58 x 1.45m)

South Lauder Road,
 Edinburgh, EH9 2NA



Approx. Gross Internal Area
 1483 Sq Ft - 137.77 Sq M
 For identification only. Not to scale.
 © SquareFoot 2025



Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any dosing date. The sellers reserve the right to sell without imposing a dosing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

