



SOUTH LAUDER ROAD

Edinburgh, EH9



A DISTINGUISHED VICTORIAN VILLA OF
EXCEPTIONAL SCALE AND ARCHITECTURAL
PEDIGREE, SET WITHIN BEAUTIFULLY
SECLUDED GARDENS IN THE HEART
OF THE GRANGE, EDINBURGH.

		
7	4	8
		EPC
Single		D

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

Offers Over: £3,950,000



DESCRIPTION

Built in 1879, 1 South Lauder Road was designed by the noted Edinburgh architect Robert Paterson, best known for the Café Royal. Originally named Westfield, the house was commissioned by The Reverend John Alison and has since retained its status as a distinguished and substantial family home.

Occupying a prominent double corner plot with extensive private garden grounds, the property has been home to a number of notable occupants over the years, reflecting its enduring appeal and architectural significance.

In 2005, the current owners undertook a comprehensive and highly sympathetic renovation in collaboration with leading conservation architects Simpson & Brown. This carefully considered programme restored the house to its former glory while seamlessly enhancing it for modern family living, ensuring it remains an exceptional example of period architecture adapted for contemporary use.





Today, 1 South Lauder Road is an outstanding detached Victorian villa of impressive scale and architectural integrity. Extending to over 8,000 sq ft, the house offers a superb balance of elegant formal reception space and relaxed, contemporary living, set within beautifully landscaped private gardens in Edinburgh's highly sought-after Southside.

The principal reception rooms are particularly fine, showcasing excellent proportions, high ceilings and elegant bay windows. The drawing room is both refined and gracious, rich in period detail and enjoying direct access to a large south-facing conservatory.





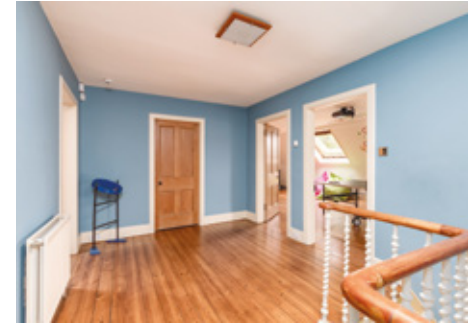
The bay-windowed dining room flows seamlessly into a magnificent oak panelled library, creating a striking yet intimate retreat complete with extensive bespoke shelving. A further family room provides more informal living space and links naturally to the kitchen, forming the heart of the home.

The kitchen and dining area is superbly appointed, combining functionality with understated style. Bespoke cabinetry, a substantial central island and high-quality appliances are complemented by extensive glazing, which floods the space with natural light and creates a strong connection to the gardens. Large doors open directly onto a beautifully designed terrace, providing a seamless transition between indoor and outdoor living. The terrace offers a sheltered and highly private setting, framed by mature planting, and is ideal for al fresco dining and entertaining.

Additional ground floor accommodation includes a bar, utility room, pantry, boot room and two WC's.

The bedroom accommodation is arranged over the upper floors, including an impressive principal suite with dressing room and en suite shower room. There are four further generous double bedrooms, served by a well-appointed family bathroom and separate shower room. Additional accommodation at this level includes a study and a TV room.





The second floor provides highly versatile additional space, currently arranged as a large gym, games room, art room, bathroom and extensive storage, suitable for a variety of uses including leisure, home working or guest accommodation.

Completing the internal accommodation is an original wine cellar, also providing additional storage.

Externally, the mature gardens wrap around the house, offering a rare sense of privacy and seclusion for such a central location. The grounds include areas of lawn, established borders, decking, a patio seating area, greenhouse, vegetable garden, detached garage and parking for several vehicles.

1 South Lauder Road represents a rare opportunity to acquire a distinguished and substantial family home of exceptional quality, combining architectural pedigree, modern comfort and beautifully designed outdoor space.

LOCATION

Perfectly positioned in The Grange, one of Edinburgh’s most sought-after residential areas, South Lauder Road offers an exceptional balance of tranquillity, generous living space and outstanding local amenity.

Set on a quiet, tree-lined street, the property is within easy reach of the vibrant neighbourhoods of Marchmont, Bruntsfield and Morningside, renowned for their cafés, independent boutiques and everyday conveniences.

The area is particularly well suited to family life, with an abundance of nearby green space including The Meadows, Blackford Hill and the Hermitage of Braid, all providing superb opportunities for outdoor recreation.

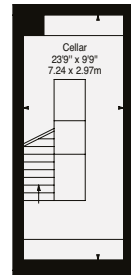
Schooling is a significant draw, with access to some of Edinburgh’s most highly regarded options, including James Gillespie’s Primary and High School, alongside leading independent schools such as George Heriot’s School and George Watson’s College.

Connectivity is excellent, with regular public transport links to the city centre and convenient access to the City Bypass and wider road network.

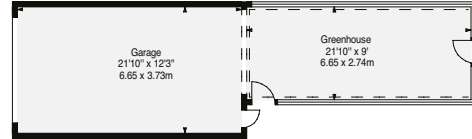




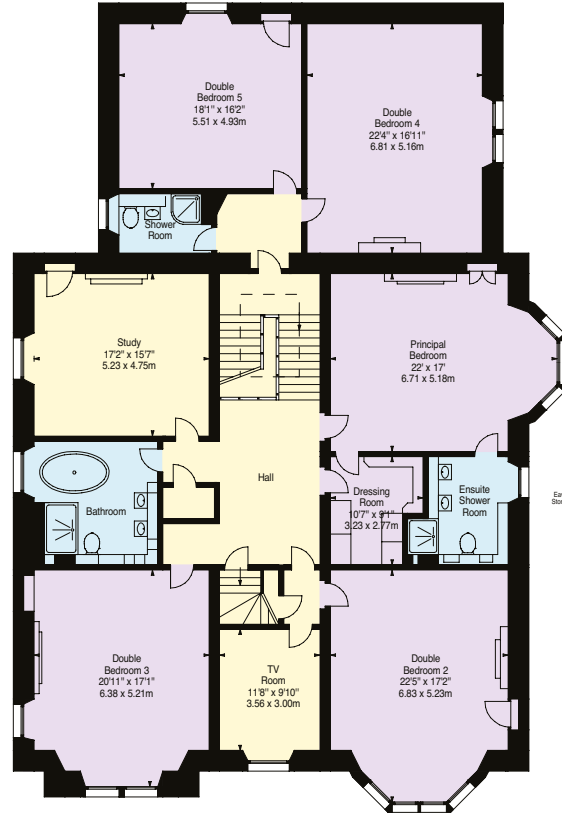
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



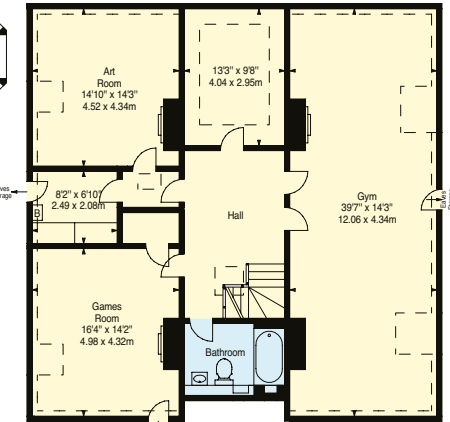
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Approximate Gross Internal Area
8472 Sq Ft - 787.05 Sq M
Garage: 267 Sq Ft - 24.80 Sq M
Greenhouse: 196 Sq Ft - 18.21 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.

