



LAUDER ROAD

Edinburgh, EH9



A DISTINGUISHED DETACHED FAMILY HOUSE WITH GENEROUS GARDENS, PRIVATE PARKING AND EXCEPTIONAL OUTLOOKS.



Local Authority: The City of Edinburgh Council

Council Tax band: F

Tenure: Freehold

Offers Over: £2,400,000

DESCRIPTION

Set within one of Edinburgh's most sought-after residential addresses in the heart of the Grange, 34 Lauder Road is an elegant and substantial detached villa that has been a much-loved family home for over 25 years. Occupying a prime position with a south-westerly facing walled garden, the property enjoys an abundance of natural light, together with fine open views towards Arthur's Seat.

The house offers beautifully proportioned accommodation, combining impressive period detailing with exceptional family living and entertaining space arranged effortlessly across three levels.

ACCOMMODATION

Ground Floor

The ground floor provides an immediate sense of arrival, with a traditional vestibule opening into a generous and welcoming reception hall. The principal sitting room is particularly striking, defined by its large bay window, intricate cornicing and handsome fireplace, creating an elegant yet comfortable space for both formal entertaining and relaxed family living.

Further reception space is equally impressive, comprising a formal dining room and an additional reception room, allowing for flexible modern living. A substantial study, enjoying open views across the garden, offers an ideal working-from-home environment.

To the rear, the house opens into a superb open-plan kitchen and breakfast room, forming the true heart of the home. This space flows seamlessly into a charming garden room with a delightful outlook over the garden. A separate utility room provides practical functionality, complemented by a conveniently located ground floor WC.







First Floor

The principal bedroom suite is generously proportioned and benefits from a dedicated dressing room and en suite bathroom, while enjoying particularly fine views towards Arthur's Seat.

There are three further well-proportioned double bedrooms on this floor, together with a family bathroom and separate WC, all arranged off a bright and spacious central landing.

Second Floor

The upper floor continues to provide excellent versatility, offering two further substantial double bedrooms. This level is ideally suited for growing families, guest accommodation or adaptable lifestyle needs, and also benefits from useful eaves storage.





GARDENS & GROUNDS

A defining feature of the property is its beautifully enclosed south-westerly facing walled garden, creating a wonderfully private and sun-filled environment ideal for outdoor entertaining and family life.

To the front, a private driveway provides off-street parking and leads to a detached garage, offering additional storage and secure parking.

SITUATION

Lauder Road is widely regarded as one of the most desirable addresses within the Grange, characterised by its peaceful, tree-lined setting and impressive residential architecture. The property is ideally positioned for access to Edinburgh's city centre, alongside an excellent range of amenities in nearby Marchmont and Morningside.

The area is particularly well known for its proximity to many of Edinburgh's finest schools, both state and independent. In addition, the property is within easy reach of The Meadows and Holyrood Park, with Arthur's Seat providing a stunning natural backdrop.

34 Lauder Road represents a rare opportunity to acquire a substantial detached home in a prime Grange location. Combining scale, period character and exceptional outside space, it offers a superb balance of formal elegance and contemporary family living, ideally suited to modern requirements while retaining the charm of a long-established and much-cherished home.



LOCATION

Lauder Road is situated within The Grange, one of Edinburgh's most prestigious and sought-after residential areas, approximately two miles south of the city centre. The neighbourhood is renowned for its fine stone-built villas and tranquil setting, making it especially popular with families.

The nearby areas of the Grange, Bruntsfield and Marchmont offer an excellent range of local services and amenities, while the city centre is easily accessible by foot, bus or car. Morningside provides a further selection of high-quality shops and amenities, including a Waitrose supermarket and a variety of independent retailers.

Local schooling is first-class, with the property falling within the catchment for Sciennes Primary School and James Gillespie's Secondary School. Many of Edinburgh's leading independent schools are also within convenient reach, including George Watson's College, George Heriot's School and Merchiston Castle School.

For leisure and recreation, The Meadows, Bruntsfield Links and Holyrood Park are all close at hand, along with a number of well-regarded golf courses including Prestonfield and The Braids.



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



Approximate Gross Internal Area
 4533 Sq Ft - 421.12 Sq M (Including Eaves Store)
 Garage: 210 Sq Ft - 19.51 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.

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We would be delighted
to tell you more.

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