



3 SOUTH LAUDER ROAD

3 South Lauder Road, Edinburgh, EH9 2LL

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5 BEDROOMS



4 LIVING SPACES



4 BATH



3 SOUTH LAUDER
ROAD

DESCRIPTION

Welcome to 3 South Lauder Road, a magnificent and meticulously maintained 5-bedroom family home situated in the heart of Edinburgh's most sought-after Grange neighborhood. This stunning property seamlessly blends classic Victorian charm with modern comforts, offering an exceptional living experience for the discerning buyer.

Located in the renowned conservation area of Grange, on the south side of the city, the property comprises an impressive and substantial (4901sq.ft) 5 bedroom period villa with landscaped garden, garaging and off street parking. The property retains many fine period details and is presented in excellent condition throughout.



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The generous and versatile family accommodation is over three floors and includes vestibule and reception hall, drawing room, dining room, family room/study, a well appointed kitchen breakfast room, principal double bedroom with dressing room and en suite bathroom, 4 further double bedrooms, 3 further bathrooms, utility room and boot room.

This exquisite property offers the perfect blend of historical elegance and contemporary luxury, making it an ideal family home. Don't miss the opportunity to own a piece of Edinburgh's heritage in one of its most desirable neighborhoods.



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SUMMARY OF ACCOMMODATION

SPACIOUS LIVING AREAS

The home boasts expansive living spaces, including a bright and airy formal living room with original period features, high ceilings, and a beautiful bay window that floods the room with natural light. The elegant dining room is perfect for entertaining and family gatherings.

MODERN KITCHEN

The contemporary kitchen is fully equipped with high-end appliances, sleek cabinetry, and ample counter space, making it a chef's dream. The adjoining breakfast area overlooks the lush garden, providing a serene setting for morning coffee.

BEDROOMS

Five generously sized bedrooms offer peaceful retreats, each featuring large windows and ample storage. The master suite includes a luxurious en-suite bathroom with a freestanding bathtub and separate walk-in shower.

BATHROOMS

In addition to the master en-suite, the property includes a family bathroom and a convenient ground floor guest cloakroom, all fitted with modern fixtures and finishes.

GARDEN

The beautifully landscaped private garden is a true oasis, with a manicured lawn, mature trees, and a patio area perfect for al fresco dining and outdoor entertaining.

ADDITIONAL FEATURES

This home also includes a well-appointed home office, a utility room, and a cellar providing extra storage space. The property benefits from double glazing and gas central heating throughout.





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FLOOR PLANS



APPROX GROSS INTERNAL AREA

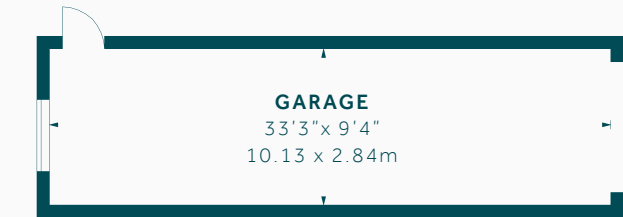
4901 ft² | 455.30 m²

FOUNDATION STORE

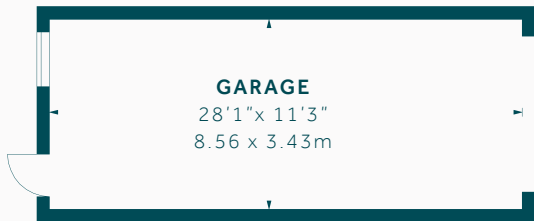
278 ft² | 25.83 m²

GARAGES

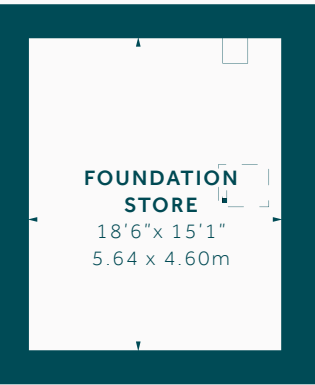
623 ft² | 57.88 m²



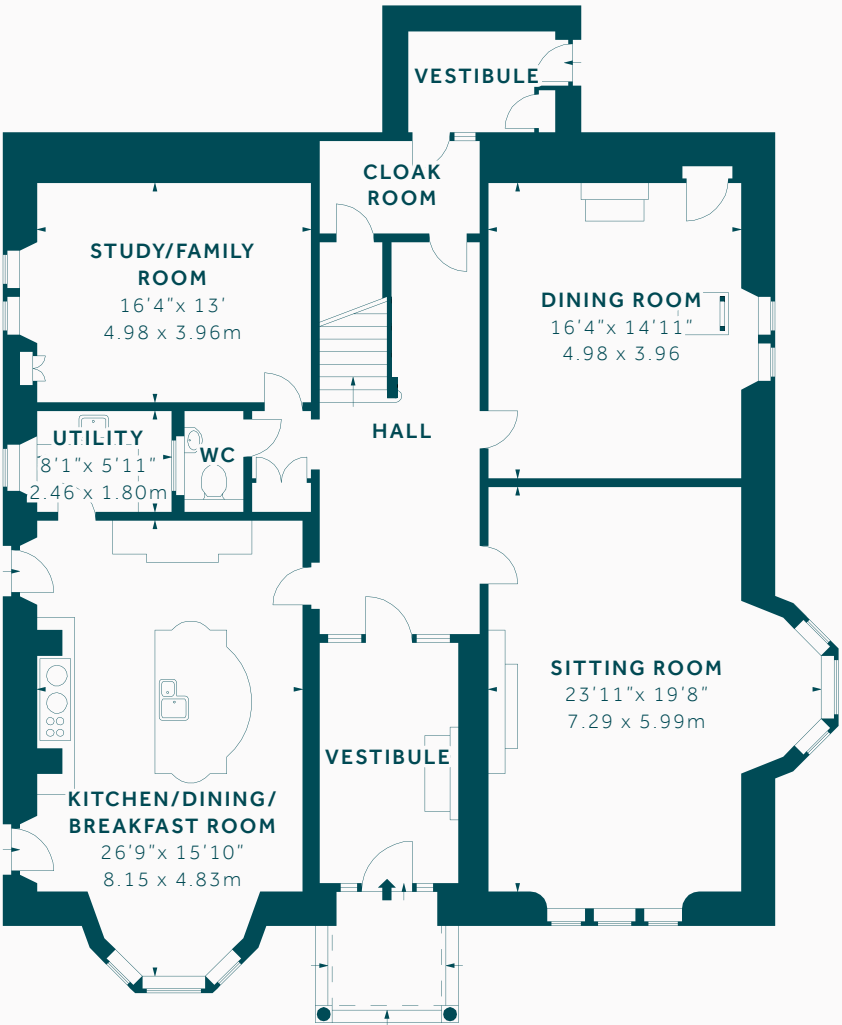
GROUND FLOOR



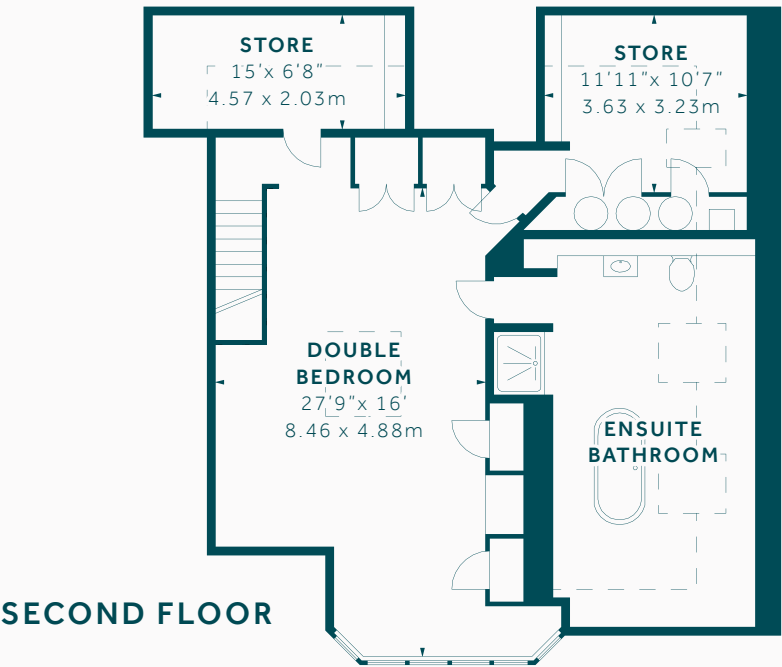
GROUND FLOOR



BASEMENT



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

For illustrative purposes only, Not to scale.



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LOCATION

Perfectly positioned in the heart of The Grange, one of Edinburgh's most desirable residential areas, 3 South Lauder Road offers families the ideal blend of peaceful surroundings, spacious living, and outstanding local amenities.

This quiet, tree-lined street is just a short walk from the vibrant communities of Marchmont, Bruntsfield, and Morningside, where you'll find family-friendly cafés, independent shops, libraries, and a range of everyday essentials. For outdoor adventures, The Meadows, Blackford Hill, and Hermitage of Braid are all nearby, offering wide-open green spaces for play, picnics, dog walks, and cycling.

Families are particularly drawn to this location for its exceptional choice of schools. Nearby options include highly regarded state schools such as James Gillespie's Primary and High School, as well as prestigious independent schools including George Heriot's, George Watson's College, and The Edinburgh Academy.

Public transport links are excellent, with regular bus services to the city centre and beyond, while the city bypass and major road routes are easily accessible for weekend escapes or school runs.

Safe, well-connected, and full of character, The Grange offers a truly family-friendly lifestyle just minutes from the heart of Edinburgh.





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TENURE

Freehold

EPC

D

COUNCIL TAX BAND

H



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