



Lauder Loan, Edinburgh, EH9



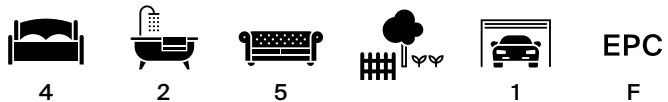
An impressive family home with a garden and garage in a prime Edinburgh address.

Nestled in the prestigious and sought-after neighbourhood of The Grange, Lauder Loan offers a unique opportunity to acquire a spacious detached property. This house, set over two floors, features four generously sized bedrooms, five versatile public rooms, and two bathrooms, presenting an ideal canvas for modernisation.

The flexible floorplan provides ample scope for reconfiguration. The five public rooms offer diverse possibilities, whether that's elegant formal entertaining spaces, family rooms, or functional home office setups.

Outside, the property boasts a large garage, perfect for secure parking or additional storage. The private garden is a highlight, providing a serene outdoor retreat with plenty of potential for landscaping and outdoor entertaining.

With its prime location in The Grange, renowned for its tree-lined streets and proximity to excellent schools, parks, and amenities, Lauder Loan represents a rare opportunity for buyers to put their own stamp on a property in a prime address.



Offers Over	Tenure	Local Authority	Council Tax
£1,000,000	Freehold	The City of Edinburgh Council	Band H





Location

Lauder Loan is nestled down a private cul-de-sac just off Lauder Road in the sought-after residential area of The Grange on the city's Southside. There are excellent local shops, bistros and bars in nearby Newington, Bruntsfield and Morningside.

The city centre is a short stroll across The Meadows and the King's Theatre and Dominion Cinema are located close by. Local sporting facilities include several golf courses, the Royal Commonwealth Pool, Waverley Tennis and Sports Club and pleasant walks in the green, open spaces of the Hermitage of Braid, Arthur's Seat and Blackford Hill.

Edinburgh is well known for its excellent private and state schooling. George Watson's College, George Heriot's and Merchiston Castle School are all within comfortable reach. The property is within the catchment areas for the highly regarded Sciennes Primary School and James Gillespie's High School. There is easy access to an efficient local transport network and nearby routes to the City Bypass and Edinburgh International Airport.





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.

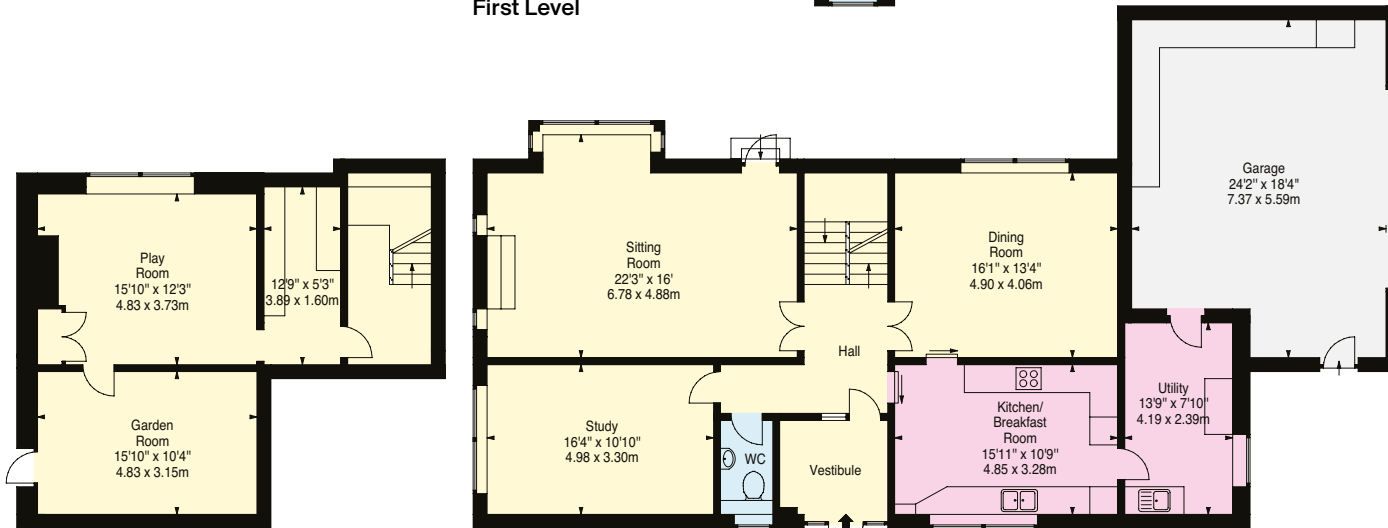
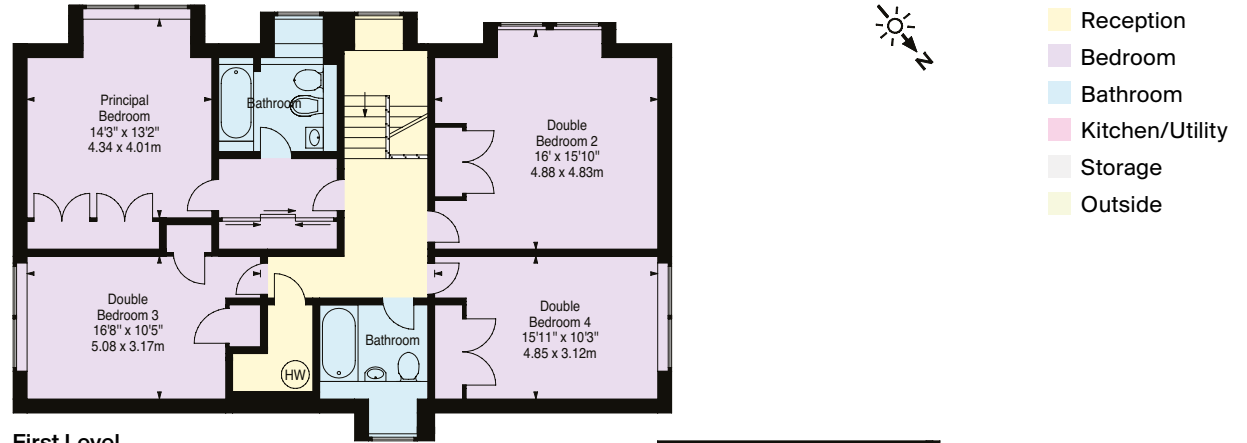


Approximate Gross Internal Floor Area

3369 Sq Ft - 312.98 Sq M

(Including Garage)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Garden Level

Ground Level

Knight Frank Edinburgh
80 Queen Street

I would be delighted to tell you more

Edinburgh

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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.

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Particulars dated June 2024. Photographs and videos dated June 2024.

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