

12A LAUDER ROAD

The Grange, Edinburgh, EH9 2EL



Thorntons 
The right way to move

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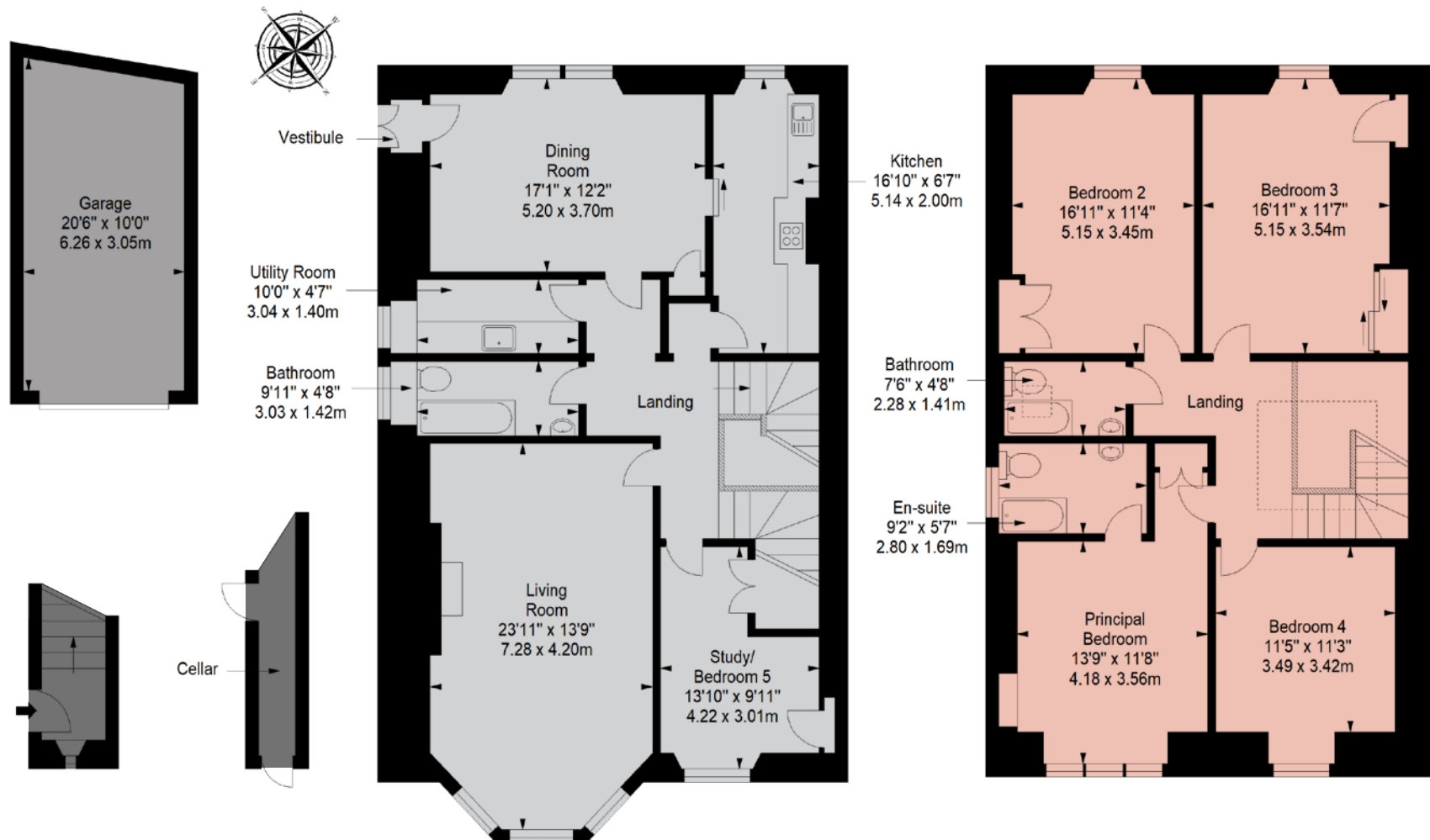
PROPERTY NAME
12A Lauder Road

LOCATION
The Grange, Edinburgh, EH9 2EL

APPROXIMATE TOTAL AREA:
200.3 sq. metres (2156.1 sq. feet)

Ground Floor-  First Floor -  Second Floor-  Garage - 

The floorplan is for illustrative purposes. All sizes are approximate.



PART OF A BEAUTIFUL

VICTORIAN VILLA IN EDINBURGH'S PRESTIGIOUS GRANGE AREA



This five-bedroom double-upper apartment is a substantial family home that occupies the first and second floors of a beautiful Edwardian building. Characteristic of its era, it features generously proportioned rooms with high ceilings and delightful period details. It is lightly decorated throughout as well. Furthermore, it boasts two reception rooms, a well-appointed kitchen, and three bathrooms, and includes private garden areas and a garage. Forming part of The Grange conservation area, this property also has a highly sought-after location in one of Edinburgh's most desirable postcodes. Altogether, it is an outstanding home for families.

GENERAL FEATURES

- A substantial double-upper apartment
- Occupying the first and second floors
- Within a beautiful Edwardian building
- Part of The Grange conservation area
- Large rooms with period features
- EPC Rating - C

ACCOMMODATION FEATURES

- Inviting entrance with traditional staircase
- Large living room with a bay window
- Spacious, southwest-facing dining room
- Well-appointed kitchen
- Separate utility room for laundry
- Bright landing with a roof lantern
- Four expansive double bedrooms
- Versatile fifth bedroom/private study
- En-suite bathroom with a 3pc suite
- Two further bathrooms with 3pc suites
- Sash windows (some with double glazing)
- Gas central heating system

EXTERNAL FEATURES

- Two private garden areas with suntrap aspects
- Private cellar for further storage
- Secure private garage and shared driveway



WELCOME TO

12A LAUDER ROAD



Introducing a rarely available five-bedroom double-upper apartment which offers a wealth of interior space, benefitting from period architecture and original features, as well as secure private parking and a suntrap garden. The home's front door is at ground level, opening to a traditional staircase that leads to the first-floor landing. Ensuring a light and welcoming invitation to the property, it benefits from neutral décor.

TWO ELEGANT



RECEPTION ROOMS





With its pared back neutral styling and charming period details, the living room is an elegant space for unwinding and socialising. It has a large footprint for lounge furniture and a sweeping bay window for a cascade of natural light. A striking feature fireplace frames the room with an eye-catching focal point, whilst egg and dart corning and a picture rail frame the high ceiling, drawing attention to the airy proportions. A spacious dining room provides a second reception area for family meals. Attractively presented, it is also brightly illuminated by twin southwest-facing windows. It has a handy cupboard and has convenient access to the kitchen. It also has a back door (with external steps leading up to it) which forms a private access and a useful loading point to the property.



A WELL-APPOINTED KITCHEN AND SEPARATE UTILITY ROOM

Appointed with white cabinets and complementary worktops, the kitchen offers practical storage and workspace for preparing meals. The neutral backdrop is enlivened by multi-coloured splashback tiles, creating an effective look. It comes with an integrated ceramic hob, extractor hood, raised oven with a warming drawer, and dishwasher, as well as an undercounter fridge and an undercounter freezer. A separate utility room houses the washing machine, as well as additional cabinet storage.

LANDING WITH
**A ROOF
LANTERN** FOR A
FLOOD
OF
DAILY
LIGHT





EXPANSIVE BEDROOMS



AND
INSPIRING
VIEWS



Four expansive double bedrooms occupy the second floor, extending off a landing with a roof lantern for a flood of daily light. Each room is lightly decorated and laid with carpet, ensuring a bright and airy environment for a peaceful night's rest. For practicality, the principal, second, and third bedrooms also come with built-in storage/wardrobes, alongside the wealth of floorspace for freestanding furnishings.

Furthermore, the principal bedroom has the advantage of a new carpet and an en-suite bathroom. It also enjoys leafy views over the period home opposite to Arthur's Seat. Not to be outdone, bedrooms two and three have inspiring views over Blackford Hill, including the observatory, to

the eastern end of the Pentland Hills. Back on the first floor, the fifth bedroom (with storage) provides further versatility and the potential to be used as a study.





TWO FAMILY

BATHROOMS



AND AN EN-SUITE

In addition to the en-suite bathroom, the home has two further bathrooms that are equipped with three-piece suites and handheld showers. Conveniently,

one is located on the first floor and the other is on the second floor. Gas central heating ensures year-round comfort, whilst traditional sash and case windows (some with double glazing) create a wonderfully bright and airy ambience.





SUNTRAP

GARDENS AND SECURE PARKING

Externally, there are two separate garden areas that are private to the property: one to the side of the home and another section at the back. The side garden features a long stretch of lawn framed by established hedgerows and mature trees, further boasting a sunny, southeast-facing aspect – perfect for relaxing in the sun.



The rear garden also has a neat lawn and established planting, ensuring an idyllic natural ambience, as well as a suntrap, southwest-facing aspect. In addition, the property has a private cellar store for added practicality. Finally, secure parking is provided via a private garage and a shared driveway.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, an undercounter fridge, a freezer, and a washing machine to be included in the sale.

THE GRANGE



Characterised by grand Victorian architecture and tranquil, leafy streets, the exclusive conservation area of The Grange has long been one of the capital's most sought-after residential postcodes. The Grange has retained the quaint, relaxed ambience of a small town, yet is an easy stroll from Morningside or Bruntsfield, which provide outstanding day-to-day services and amenities. Bustling Morningside Road and Marchmont Road (which is conveniently in the limit for

Lauder Road's permit parking) offer a vibrant blend of independent retailers and high-street stores, cafés, pubs and restaurants, plus high-end supermarkets. Residents of The Grange have access to a rich local arts and culture scene, including live music and theatre at the Church Hill Theatre, an independent cinema and a selection of galleries and boutiques. The area also offers fantastic sport and fitness opportunities, including the nearby Hermitage of Braid and Blackford Hill Nature Reserve, where you can enjoy scenic riverside walks, hillside trails and unrivalled views of the capital. The Meadows also provide additional outdoor opportunities, as well as a convenient access for pedestrians and cyclists to reach the heart of the city centre. The Grange is within the catchment area for well-regarded primary and secondary schooling and is also ideally placed for access to some of the finest independent schools in the country. The area is served by excellent public transport links, offering fast and frequent routes across the capital, day and night.





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All sizes are approximate.