

espace

Find properties for sale, expert advice and the latest interior trends inside





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Computer Generated Image – The Avenue street scene at Ravelrig Heights



HIGH
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ABOVE GARAGE

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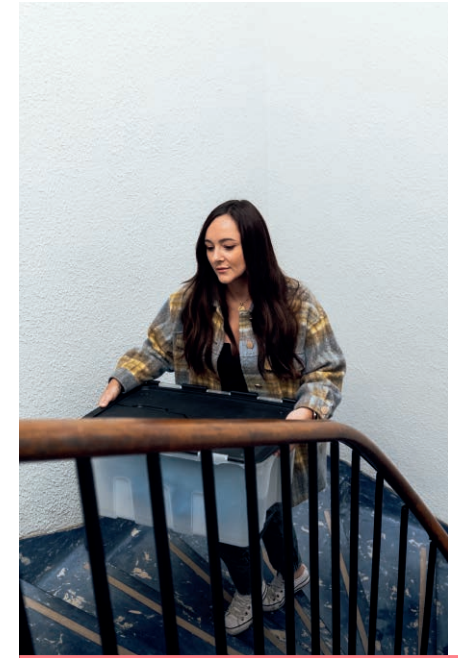
★★★★★ 5 star customer service

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WELCOME

In our May 2021 issue of the ESPC magazine, we have plenty of properties for sale and expert advice as usual, along with some of our favourite interior products available at the moment.

Always wanted to live by the seaside? We've covered some of our favourite coastal towns including St Andrews, North Berwick and South Queensferry. They are all excellent places to buy your dream home by the sea.

And Paul Demarco from ESPC Mortgages offers advice to first time buyers about applying for a mortgage, including details on interest rates and help available to get on the property ladder.

If you're not quite ready to purchase a new home yet, but hoping to find a new rental property to live in, you're also in luck. Nicky Lloyd, Head of ESPC Lettings, provides her top tips on finding a new rental home, including signing up for rental property alerts and making use of the virtual viewings.

Looking to change up your home interiors this month? Try embracing the pastel colours trend – soft pink and baby blue hues will provide an ethereal yet stylish edge to any room.

But if you really want to make a statement, be bold with home furniture and accessories. Incorporate bright colours, quirky accessories and unusual shapes into your home to really grab attention.

And remember, there is a selection of fantastic homes advertised in this magazine – just keep an eye out for the dark blue ESPC Property sticker at the top. There are also thousands more properties available to browse on espc.com



Happy reading.

Claire Flynn
Editor

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HEWISBRIDGE, LIDDESDALE VALLEY, NEWCASTLETON, TD9 0SQ

OFFERS OVER £825,000

4  3  3  N/A 

ESPC PROPERTY



A captivating country home near Newcastleton offering a lifestyle that is hard to beat!

An extended stone-built farmhouse and renovated 17th Century stone barn with 50 acres including mixed woodland with 11 acres grazing, stables and double bank fishing rights on the Little Water all tucked away in a rural idyll within the Liddesdale Valley, Scottish Borders.

VIEWING INFORMATION

Contact Hastings Legal & Property

Tel: 01750 724160





MODERN MEDITERRANEAN

This trend is a curation of beautiful materials alongside sun bleached hues of Terracotta, Plaster and Pistachio coupled with soft pastels to create a calming, laid back vibe.

Basket Lounge Chair, a pair, £499, Arles Mustard Check Cushion, £12, available from johnlewis.com

AMA Homes
When Quality Matters

SPRINGWELL

No1 GORGIE ROAD APARTMENTS DUPLEXES TOWNHOUSES LODGE HOUSES

VISIT OUR NEW SHOWHOME

Homes available now with prices from £230,000 - 40% already sold

www.amahomes.co.uk/springwell-house

For further information contact Behnam Afshar on 07967 322025 or behnama@amanewtown.co.uk

FLAT 1, 23 DRUMSHEUGH GARDENS, EDINBURGH, EH3 7RN

OFFERS OVER £775,000

3 2 1 C

ESPC PROPERTY



Stunning 3 bedroom ground floor flat situated in Edinburgh's prestigious West End. The property has been beautifully upgraded by the current owners and comprises a designer kitchen/dining/sitting room with utility, 3 double bedrooms (one with en-suite) and a stylish bathroom.

VIEWING INFORMATION

By appt tel Agent 0131 581 5711

SIMPSON
& MARWICK

49 ELLEN'S GLEN ROAD, EDINBURGH, EH17 7QA

OFFERS OVER £675,000

4 3 4 D

ESPC PROPERTY



Greenend House is a wonderful Georgian farmhouse peacefully located in the popular area of Liberton. The house has been beautifully refurbished and extended to create a delightful four bedroom family home of great character with mature gardens, garaging and driveway parking.

VIEWING INFORMATION

By appt tel Agent 0131 581 5711

SIMPSON
& MARWICK

A DELIGHTFUL DUPLEX WITH THE PERFECT TERRACE

This lovely flat offers ample space for entertaining friends.



A DELIGHTFUL DUPLEX



This beautiful duplex home in the heart of Murrayfield boasts three large bedrooms, a stunning open-plan kitchen, and a spacious lounge, making it an ideal family home. It's part of an established development on the sought-after Ellersly Road, just to the west of the city centre, so it's in a great location for easy access to all the amenities the city has to offer, as well as a great selection of shops and eateries within Murrayfield itself.

At the heart of this gorgeous home is the open-plan lounge, dining room and kitchen which extends to an enormous 25 feet in length. It's the perfect place for catching up with the family over work or school, and it offers ample space for entertaining friends, when regulations allow. The kitchen has plenty of built-in storage and a separate utility room.

This open-plan space leads onto a fantastic patio with incredible views over the development's private, manicured gardens and out towards the Pentland Hills. The beautiful terrace offers ample space for relaxing and soaking up the sun.

Back indoors, two of the three double bedrooms are on the same level as the kitchen/living room. Both are beautifully presented, and the master bedroom also has

a tastefully decorated en-suite bathroom and a fitted walk-in dressing room. The stylish shower room is also on this level.

A spiral staircase leads up to the second level and the third double bedroom, which could also be used as a home office, playroom or even a gym.

The property also boasts extra storage space in the impressive communal hallways, as well as private off-street parking, bike storage and a bin store.

This lovely flat is located on a quiet street just off Murrayfield Road, and is within easy reach of the popular Water of Leith walkway, Roseburn Park and Murrayfield Stadium. It's also close to Murrayfield Golf Club and Corstorphine Hill, offering plenty of activities close by for the whole family to enjoy.



17/5 ELLERSLY ROAD, MURRAYFIELD, EDINBURGH, EH12 6HY

OFFERS OVER £685,000

CONTACT: Call Lindsays on 0131 253 2327





FIND YOUR PERFECT HOME AT THE PLAYFAIR AT DONALDSON'S

A range of outstanding conversion homes are currently for sale and ready to move into at The Playfair at Donaldson's in Edinburgh.

House hunters can choose from garden level homes that open directly onto the elegant private grounds, stylish duplex apartments, breath-taking properties within the building's original chapel, fabulous penthouses with private terraces and views over the Pentland Hills, or even small but perfectly formed and characterful studio apartments. The wide range of homes include one, two- and three-bedroom properties, with prices suiting different budgets and requirements.

All the high-quality homes feature period details, from original windows and shutters to historic beams or fireplaces. The meticulous restoration has been carried out by City & Country, the UK's leading developer of historic buildings. They have now firmly established The Playfair as one of Edinburgh's most prestigious addresses, recently winning Apartment Development of the Year for the second time at the 2020 Scottish Home Awards.

Situated just moments from Haymarket station, The Playfair is set amidst 16 acres of sweeping private grounds. Residents also benefit from exclusive access to The Playfair's communal areas, including The Club Room and The Chapel Room, boutique-style

spaces where refreshments are available. The rooms are perfectly positioned to enjoy a coffee, take a morning call, or catch up with a friend whilst looking south onto The Playfair's hidden internal courtyard, or through fantastic stained-glass windows onto the beautifully manicured chapel gardens. These areas have been finished with brass light fittings, luxurious bespoke carpets and painted in stylish hues of dark grey, creating an elegant and homely sense of place.

Purchaser Leila Yan is thrilled with her new home, explaining: "The one-bedroom apartment we purchased was great value with so much internal space – it has two large, original windows that fill the rooms with light. We love historic, converted properties, so coming across City & Country felt like a perfect fit. As soon as I saw the properties, I fell in love: it's such a unique offering."

Homes at The Playfair are priced from £275,000 and City & Country is offering to pay up to 100% of LBTT due*. To register your interest and arrange a viewing, visit cityandcountry.co.uk or call 0131 341 5679.

*Terms and conditions apply, see cityandcountry.co.uk/terms-conditions.

THE PLAYFAIR

AT DONALDSON'S



OUTSTANDING HOMES IN HISTORIC GRANDEUR

Discover The Playfair at Donaldson's, one of the most important buildings in the city of Edinburgh and a feast of architectural heritage and palatial elegance. It is a superb opportunity to live somewhere truly exceptional, with grandly proportioned apartments, magnificent communal spaces and 16 acres of sweeping parkland.



PANORAMIC VIEWS
ACROSS THE
EDINBURGH SKYLINE



CITY CENTRE
LOCATION



BEAUTIFUL LANDSCAPED
GARDENS AND PEACEFUL
INTERNAL COURTYARD



BOUTIQUE
COMMUNAL
ROOMS



SECURE UNDERGROUND
PARKING AND
CONCIERGE SERVICE

1, 2 & 3 BEDROOM APARTMENTS PRICED FROM £275,000 TO £1,550,000*

*Prices correct at time of going to press.

CONTACT US TO ARRANGE A PRIVATE APPOINTMENT

0131 341 5088

donaldsons@cityandcountry.co.uk

Sales Suite & Show Homes
Open Thursday to Monday, 10am to 5pm
West Coates, Edinburgh EH12 5FA

cityandcountry.co.uk/donaldsons

CITY & COUNTRY

HOUSE PRICE REPORT APRIL 2021

Property sales volumes continue to rise in Edinburgh, the Lothians, Fife and the Borders

KEY POINTS

£256,790
average
selling price

Between February and April 2021, the average selling price of properties in Edinburgh, the Lothians, Fife and the Borders increased by 8.1% year-on-year to £256,790.

128%
increase in
volume of
property sales

From February to April 2021, the volume of property sales in these areas was up 128% compared to last year.

71.5%
increase in
homes coming
to market

The number of homes coming to market increased by 71.5% year-on-year during this period.

Over the last three months, the volume of properties sold in Edinburgh, the Lothians, Fife and the Borders has been considerably higher than last year, up 128%. However, given the tight lockdown restrictions implemented in March and April 2020 this is to be expected. Looking further back and comparing to February to April 2019, the volume of property sales in the area was up 35.95%, further highlighting the high levels of activity in the market over the last three months.

This increase in sales volume is witnessed across all areas. In Edinburgh, the sales volume was up 152.6% compared to 2020 and up 36% compared to the same period in 2019. Midlothian has witnessed some of the highest increases in sales volume, up 93.2% annually and up 38.9% compared to February to April 2019. East Lothian saw an annual increase of 86.1%, with an increase from 2019 of 33.9%.

There has also been a strong increase in the number of new homes coming to market in comparison to last year. Again, given the tight restrictions last year this is to be expected. Across Edinburgh, the Lothians, Fife and the Borders there was an increase in homes coming to the market of 71.5% compared to the same period last year. This was an increase of just 0.8% compared to 2019 highlighting the impact that the COVID-19 restrictions had on the property market last year.

CONFIDENCE FROM BUYERS AND SELLERS REMAINS STRONG

The volume of properties coming to the market suggests good confidence

from sellers as lockdown restrictions are eased further, with the strong sales figures highlighting buyer demand.

Over the last three months, the average selling price of properties in Edinburgh, the Lothians, Fife and the Borders rose by 8.9% compared to the previous year. In Edinburgh, the average selling price was £272,488 up 8% on the same period in 2020.

Homes in East Fife saw prices rise by 15.5% year-on-year with an average selling price of £241,651, while properties in Midlothian recorded a 12% increase in average selling price. Average property prices in the Scottish Borders rose by 9.5% compared to the previous year.

In West Fife and Kinross, the average selling price was up 5.4% on the same period last year, whilst East Lothian saw an average selling price increase of 4.4% to £266,715. Selling prices in West Lothian were remarkably similar to February to April 2020, at an average of £206,240.

Three bedroom houses in Liberton and Gilmerton experienced a 23.4% increase in average selling price compared to last year, with three bedroom houses in Currie, Balerno and Juniper Green seeing average selling prices increase by 20.8%.

We continued to record a drop in average selling price for homes in Blackhall, Davidsons Mains and Silverknowes. As noted earlier this year, this is due to a greater proportion of lower value homes coming to market this year.

The average percentage of Home Report valuation achieved in Edinburgh, the Lothians, Fife and the Borders was 102.4%, which was very similar to the same period last year (102.7%).

MEDIAN TIME TO SELL DECREASES IN ALL AREAS APART FROM EDINBURGH

Across Edinburgh, the Lothians, Fife and the Borders the median time to sell was 25 days between February and April. This was two days faster than last year. In Edinburgh, however this increased to 28 days which was six days slower than last year.

All other areas witnessed a decrease in the median time to sell. Properties in East Lothian recorded the largest change, decreasing from a median time to sell of 39 days between February and April 2020 to just 17 days in the same period in 2021, a reduction of 22 days. Homes in West Lothian and the Borders also experienced a large decrease in the median time to sale of 20 and 19 days respectively.

Paul Hilton, CEO of ESPC, said: "This has been a busy three months in the local property market, with a high volume of homes selling alongside a reduction in the median time to sell. We've been witnessing high levels of activity in the market since the re-opening of the property market last June but the figures this month really highlight the difference this spring compared with last.

"The particularly strong increase in sales in East Lothian and Midlothian perhaps demonstrate the continued spotlight buyers are placing on their next home, perhaps some seeking more room for outdoor space or extra living space.

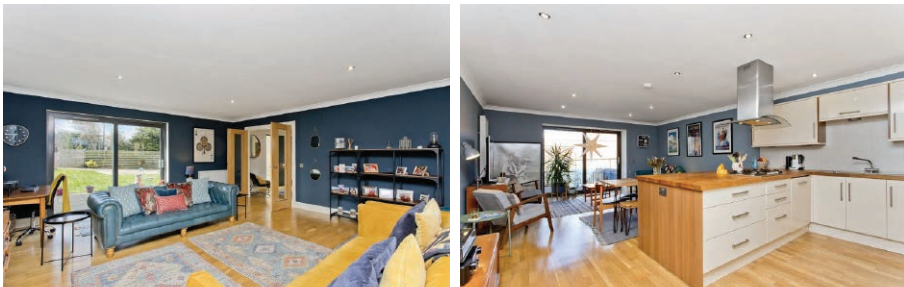
"We anticipate interest in the property market remaining strong in the coming months, as lockdown measures are eased further with progress to the new normal eagerly anticipated. This could be a good time for people considering a move, and for those thinking about making a move I'd recommend speaking with a solicitor estate agent in the first instance to get the best introduction to the market."

3 CAMPTOUN STEADING, DREM, EH39 5BS

OFFERS OVER £475,000



ESPC PROPERTY



Offering a tranquil setting and surrounded by the picturesque East Lothian countryside, this stunning home forms part of a steading conversion and has exceptionally stylish interiors with wonderfully light and airy living spaces. The principal rooms are spacious and contemporary and there are four bedrooms and two bathrooms. Externally the home is accompanied by a front garden with a driveway for two cars and there is an additional courtyard garden.

VIEWING INFORMATION

To arrange a viewing or request a copy of the Home Report contact Gilson Gray 01620 893481



16 ALLAN PARK DRIVE, EDINBURGH, EH14 1LP

OFFERS OVER £440,000



ESPC PROPERTY



A superb 3/4 bedroom semi detached bungalow situated on a quiet street, with large sunny garden, driveway parking and separate studio/office. A secure gate leads from the garden directly out to the canal pathway. Internally there are 3 double bedrooms (one en-suite), a study/playroom, large sitting room, kitchen/dining room, utility and bathroom.

VIEWING INFORMATION

By appt tel Agent 0131 581 5711

SIMPSON
& MARWICK

ESSENTIAL TOOLS FOR A SUCCESSFUL SALE

Amy Howard, Head of Estate Agency at Deans Solicitors and Estate Agents, offers advice on her top three marketing tools

For those that haven't bought and sold property for many years, navigating the modern market in the digital age can seem a confusing place. As ESPC turns 50 this year, it is noticeable that some aspects of the market haven't changed - like the popularity of Edinburgh as a place to live and raise a family and of course the importance of using an ESPC Solicitor Estate Agent. But when it comes to selling, the way we market property has changed. With print media no longer as popular, we leave the acronyms to Line of Duty and focus on online marketing where the space is less restricted. The basic essential tools for a successful sale have evolved throughout the pandemic as more buyers than ever start their search online. Here are the three main modern marketing tools and why you need them:

GOOD, CLEAR, PROFESSIONAL PHOTOGRAPHS

Make your home stand out from the crowd and stop those viewers scrolling on by. They say a picture paints a thousand words and buyers no longer spend time reading long, detailed descriptions so your pictures need to be bright and eye catching and the more pictures the better.

DETAILED FLOORPLANS

You need plans with accurate room sizes in feet and metres, an overall floor area and a helpful compass point highlighting where the best natural light can be found.

VIDEO

Now more than ever, being able to offer prospective buyers an excellent first 'virtual'

look around a property, by way of a video tour or 360 tour, is a crucial part of the sales process. Where a picture paints a thousand words, moving imagery instantly brings property to life. During lockdown, home owners have benefited from being able to offer a virtual tour as a first viewing to any prospective buyers. Equally, buyers have often been able to make very informed decisions on a property based purely on the virtual viewing, in some instances even leading to an offer without an in-person viewing. Almost unheard of previously, however, a further reminder that this is the digital age. At Deans we firmly believe virtual property viewings and the convenience they offer are here to stay.

Find out more about Deans at deansproperties.co.uk or call the team on 0131 253 2707.



Image includes optional upgrades at additional cost



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3 BEDROOM
HOMES
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AS PART OF THE CITY OF EDINBURGH COUNCIL'S GOLDEN SHARE SCHEME

A number of properties at Barratt @ Heritage Grange and The Strand @ Portobello are 'Golden Share' homes, meaning that the for sale price is capped at an affordable level – you will own 100% of the property but the price is capped at 80% of market value on first sale and all subsequent re-sales.

For more information, visit www.barratthomes.co.uk/offers/golden-share

Barratt @ Heritage Grange, Frogston Road East, Edinburgh EH17 8AB
The Strand @ Portobello, Fishwives Causeway, Edinburgh EH15 1DF

Sales Centres are open: Monday 12.30pm to 5.30pm and Tuesday to Sunday 10am to 5.30pm
Prices from £200,000



barratthomes.co.uk
0333 355 8460



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MORTGAGES FOR FIRST TIME BUYERS

Paul Demarco from ESPC Mortgages offers some information and insight into mortgages for first time buyers.

MORTGAGE INTEREST RATES

Due to the economic impact of COVID-19, mortgage interest rates are at an all-time low, with the Bank of England base rate currently at a rate of 0.1%. In addition to this, fixed rates and tracker mortgage rates are also very low.

Low interest rates are generally positive news for borrowers as it means lower monthly repayments.

DEPOSIT

Prior to COVID-19, most lenders required a minimum 5% deposit for a mortgage. However, due to the impact of the pandemic, many have tightened their borrowing restrictions and raised their minimum deposit levels to 15% for much of 2020.

However, more lenders started offering 10% deposit mortgages at the end of 2020 and start of 2021. The new mortgage guarantee scheme from the UK is also helping to bring 95% mortgages back to the market.

Another option is to consider a shared equity scheme, which brings me to...



LIFT SCHEME

LIFT is a shared equity scheme which is available for properties on the open market. The LIFT Open Market Shared Equity scheme allows people on low to moderate incomes to buy homes that are for sale on the open market. Buyers are required to put towards a modest deposit for the property and in return own an equity stake of 60% to 90% in the property.

The Scottish Government pays for the remaining balance under an agreement with you. When you come to sell your home, the Government receives the equivalent stake on the sale value. There are restrictions under the scheme on the purchase price which is linked to the number of bedrooms.

ESPC MORTGAGES

As independent mortgage advisers, ESPC Mortgages can help will all aspects of understanding your budget, applying for a mortgage and dealing with the relevant insurance requirements. Get in touch on 0131 253 2920 or fsenquiries@espc.com

The information contained in this article is provided in good faith. Whilst every care has been taken in the preparation of the information, no responsibility is accepted for any errors which, despite our precautions, it may contain. No individual mortgage advice is given, nor intended to be given in this article.

The initial consultation with an adviser is free and without obligation. Thereafter, ESPC Mortgages charges for mortgage advice are usually £350 (£295 for first time buyers). **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED AGAINST IT.**

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31 BRUNTSFIELD GARDENS, EDINBURGH, EH10 4DY

OFFERS OVER £430,000



ESPC PROPERTY



Superb main door garden flat within walking distance of a variety of amenities. Benefits from a private front patio garden and south-west facing shared rear garden. Bright and generously proportioned accommodation. Tastefully presented with charming period features.

VIEWING INFORMATION

By appt tel Agent 0131 581 5711

SIMPSON
& MARWICK

70/6 ARDEN STREET, EDINBURGH, EH9 1BN

OFFERS OVER £425,000



ESPC PROPERTY



An impressive and extremely spacious 3 bedroom top floor flat, with dual aspect, situated in the desirable area of Marchmont. The property occupies an enviable corner position, is bright and generously proportioned and benefits from a shared garden to the rear.

VIEWING INFORMATION

by appt tel Agent 0131 581 5711

SIMPSON
& MARWICK



Marbled Jesmonite Table Lamp, Nine Angels, £60, nineangels.co.uk

BE BOLD

Make a statement in your home with quirky accessories, bright colours and unusual shapes.



Selene Shade, Pooky, £138, pooky.com



Helene basin, The Way We Live London, £390, thewaywelivelondon.com



Go Ape For This Plant Pot, AUDENZA, £42.95, audenza.com



Large Bamboo Storage Canister Set - Orange, Black and Teal, Curated Pieces, £29.99, curatedpieces.com



Kip and Co Kiss Me Punch Hook Cushion, Antipodream, £65, antipodream.co.uk



Watermelon Bowl Small, Micucci Interiors, £28, micucci.co.uk

21 BROOMLANDS, KELSO, TD5 7PR

OFFERS OVER £415,000



ESPC PROPERTY



Rarely available and enjoying a prime location the property benefits from a south facing aspect with generous rear garden which has excellent privacy and fine views over the town with the conservatory off the lounge taking full advantage. The house is finished to a particularly high specification, a hallmark of M & J Ballantyne builders' properties with quality oak finishes throughout including an impressive oak staircase. Internally the property is well presented with a successful blend of traditional style in a modern setting.

VIEWING INFORMATION

Contact Hastings Legal & Property Tel: 01573 225999



15/1 ROCHEID PARK, EDINBURGH, EH4 1RU

OFFERS OVER £375,000



ESPC PROPERTY



Exceptional main door, ground floor apartment with a superb south-facing terrace and secure parking space. Highly sought after area. Lovely leafy outlook. Bright and generously proportioned. Upgraded and modernised to a high standard. Stylish and tastefully presented.

VIEWING INFORMATION

By appt tel Agent 0131 581 5711



LIFE'S A BEACH

Always wanted to live by the seaside? These are some of our favourite coastal towns...





St Andrews

ST ANDREWS

St Andrews sits on the East Neuk of Fife and is home to the iconic West Sands Beach, famously featured in the film Chariots of Fire, and world-renowned golf courses. St Andrews features a great selection of houses and flats, along with good schooling, making it a popular option for families.

EYEMOUTH

Eyemouth is small town in the Scottish Borders named for its location at the mouth

of the Eye Water. The beautiful Eyemouth beach is perfect for enjoying the picturesque scenery of the area.

NORTH BERWICK

Often regarded as one of the most desirable places to live in Scotland, North Berwick is positioned on the shores of the Firth of Forth in East Lothian. Beautiful beaches, a bustling High Street, great schools and an easy commute to Edinburgh make it an ideal place to live.



Eyemouth



North Berwick

SOUTH QUEENSFERRY

A town on the north-western edge of the capital, South Queensferry is known for beautiful views across the Forth and its iconic bridges. With a great range of property from smaller flats to larger family homes, the town also benefits easy access to Edinburgh City Centre and the airport.

DALGETY BAY

With a great location south of Dunfermline in Fife, Dalgety Bay is a popular town for those looking to leave near the seaside. The Fife Coastal Path runs through the town, perfect for those who enjoy going on long walks on the beach.

KIRKCALDY

Across in Fife, Kirkcaldy is Fife's second-largest settlement next to Dunfermline. The town's esplanade offers a lovely spot for a walk to enjoy the sea views. Conveniently part of the Fife Circle Line, the town benefits from train services to Edinburgh and other parts of Fife.

DUNBAR

Located on the North Sea coast in East Lothian, Dunbar is a popular town for those after a coastal lifestyle. There is a regular train service from Dunbar to Edinburgh, and you can also get trains down the east coast to England.

Find your dream home by the seaside at espc.com



South Queensferry



Dalgety Bay



Dunbar

11 FIDRA AVENUE, DIRLETON, EAST LoTHIAN, EH39 5DY

OFFERS OVER £370,000

3  1  1  D 

ESPC PROPERTY



Charming 3 bed cottage with mature gardens and contemporary eco studio with living roof and storage room. Accommodation comprises - hall; living room/dining room with wood burning stove; modern kitchen; 3 double bedrooms; family bathroom & separate WC. Driveway. GCH & DG.

VIEWING INFORMATION

By appt tel Agent 01620 532654

SIMPSON
& MARWICK

62 (3F1) TEMPLE PARK CRESCENT, POLWARTH, EDINBURGH, EH11 1HY

OFFERS OVER £349,950

4  2  1  C 

ESPC PROPERTY



Renovated to an impeccable standard, 62 (3F1) Temple Park Crescent offers fantastic accommodation in move-in condition, accompanied by a shared garden, making it a superb acquisition for families or professionals. Please note the property has a current HMO licence.

VIEWING INFORMATION

call VMH 0131 253 2964


VMH SOLICITORS



WHY YOU SHOULD USE A SOLICITOR ESTATE AGENT WHEN MOVING HOME

The Scottish property buying and selling process is different to before COVID-19. That's why it's more important than ever that you choose an agent you can trust.

Here are three reasons to use a solicitor estate agent:

1. EXPERT ADVICE

ESPC solicitor estate agents are experts in the local buying and selling process.

Our solicitor estate agents work to stay up-to-date with new government guidance and legislation relating to the Scottish property market and local property market data, making them best-placed to advise you on the current situation in your area.

2. A SEAMLESS SOLICITOR-LED SERVICE

You need a solicitor to buy or sell a house in Scotland. A solicitor estate agent can help with every stage of the moving process.

Having a solicitor to guide you through the home moving process from the outset helps make the experience as hassle-free as possible.

Laura Walker, from Deans Properties, said: "When selling your home, there is much to coordinate: photographers, viewers, surveyors, removals and lenders to include but a few. And there is one consistent party that is with you from start to finish in a solicitor-led estate agent: your solicitor."

3. HIGH STANDARDS OF CONDUCT

Solicitor estate agents are bound by the professional code of conduct issued by the Law Society, meaning they are duty bound to do the best by their clients.

Ron Hastings, of Hastings Legal, said: "As a solicitor estate agent, we are bound by the Law Society code of conduct. This helps to give buyers and sellers more peace of mind, making the process much less stressful."

If you are thinking of buying or selling a property you can find your local ESPC solicitor estate agent via our Find an agent tool at espc.com

HOLM COTTAGE, MIDLEM, SELKIRK, TD7 4QB

OFFERS OVER £335,000



ESPC PROPERTY



This charming detached country cottage offers spacious and well presented family accommodation with an exceptional garden - providing excellent privacy, the mature garden hosts an integrated double garage ideal for conversion, a home office complete with double glazing and electrics, a summerhouse, and a further section of garden to the rear, perfect as a kids playing field, allotment, or even grazing for sheep or a small pony.

VIEWING INFORMATION

Contact Hastings Legal & Property Tel: 01750 724160



9/7 PROMENADE TERRACE, EDINBURGH, EH15 1DT

OFFERS OVER £335,000



ESPC PROPERTY



Located in the highly sought after seaside district of Portobello, this superb, generously proportioned 3 bed top floor flat offers bright and well presented accommodation with the benefit of stunning sea views, charming period features throughout and a shared rear garden.

VIEWING INFORMATION

By appt tel Agent 0131 581 5711

SIMPSON
& MARWICK

5/2 GLADSTONE TERRACE, EDINBURGH, EH9 1LX

OFFERS OVER £310,000



ESPC PROPERTY



Located within a few minutes walk of The Meadows, this superb 2 bedroom ground floor flat offers bright, well proportioned accommodation with the benefit of a recently fitted gas boiler, a delightful private front garden and direct access to a lovely shared rear garden.

VIEWING INFORMATION

By appt tel Agent 0131 581 5711

SIMPSON
& MARWICK

LIGHT-FILLED LIVING IN TRINITY

A beautiful two bedroom flat with plenty of space for relaxing and entertaining.

SCENTS OF SUMMER

We're loving Jo Malone's new fragrance launch
- perfect for the summer



The Marmalade Collection,
Jo Malone, prices from £55,
jomalone.co.uk



LIGHT-FILLED LIVING IN TRINITY



This beautiful two bedroom flat can be found in the heart of Trinity, one of the most sought-after areas in Edinburgh. Located on the third floor of a traditional building, it's the perfect flat for a young family, couple, or first-time buyer, with plenty of space for relaxing and entertaining.

The lovely, light-filled living room boasts a bay window to let in lots of natural light. The lounge also has a stunning feature fireplace, built-in open shelving, and beautifully ornate cornicing. It's the perfect place to catch up with family and friends when permitted again.

With plenty of space for a dining table, the kitchen is another room that's been designed with socialising in mind. The stylish blue-grey kitchen features modern base cabinets and wall-mounted units with beautifully coordinated worktops and splashback, with a separate utility room just off the kitchen. There's a wealth of storage space in the kitchen and plenty of room for food preparation. There's even space for a window seat. This kitchen creates the perfect ambience for day-to-day family catch ups over breakfast, or entertaining guests in the evening.

The two bedrooms are tastefully decorated, with plenty of scope to make them your own. There's



also a handy box room, currently used as a children's bedroom, but it would also be a great space for a playroom, home office or gym.

The property is rounded off with a lovely bathroom featuring a vanity sink unit and a shower over the bath. It also features gas central heating, double glazing, and a shared drying green to the rear of the property. There's also plenty of on-street parking in the area.

The flat is situated on a quiet residential street in Trinity, within easy walking distance of Wardie Bay and the Newhaven seafront as well as Inverleith Park and the Botanic Gardens. There's a great selection of amenities in the area, including supermarkets, independent shops, and eateries.

Positioned close to Ferry Road, this flat is in a great location for travelling into the city centre as well as commuting out of town.

32/5 DARNELL ROAD, TRINITY, EDINBURGH, EH5 3PL | OFFERS OVER £350,000

CONTACT: Call Neilsons on 0131 253 2858



INTRODUCING DULUX HERITAGE

Resembling the most beautiful periods in British design history, Dulux Heritage is a unique collection of 112 timeless, luxurious colours, all of which are available in two professional quality finishes: Velvet Matt and Eggshell.

Stone Green is a mid, grey/green that has a natural connection to materials such as granite and marble with its muted tones reflected in their flecks and seams of colour. This is a very sophisticated and versatile coloured neutral.



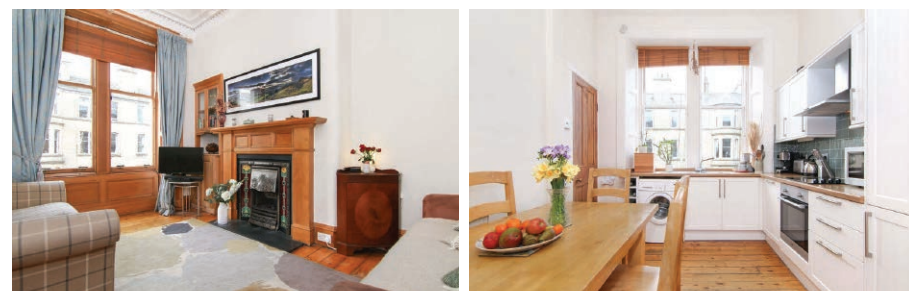
Dulux Heritage Colours - Stone Green. For stockists visit duluxheritage.co.uk

33 (2F2) COMELY BANK STREET, EDINBURGH, EH4 1AR

OFFERS OVER £285,000

1 1 2 D

ESPC PROPERTY



Charming second floor flat with beautiful period features. Located in the highly desirable area of Comely Bank which lies adjacent to Stockbridge. Great local amenities. Spacious & elegant accommodation. Bright & tastefully presented. Well maintained rear garden.

VIEWING INFORMATION

By appt tel Agent 0131 581 5711

SIMPSON
& MARWICK



Bromley Loveseat Sofa, Darlings of Chelsea, £1,576, darlingsofchelsea.co.uk

PASTEL DREAMS

Pretty pastels are the perfect way to embrace spring in the home.



Vox Vintage Chest of Drawers, Cuckooland, £319, cuckooland.com



Pastel Pink Dreams Wallpaper by Uta Naumann, Wallsauce.com, £35 per squared metre, wallsauce.com



Wind Velvet Sofa, Beaumonde, £1,420, beaumonde.co.uk



Bohemian Lampshade, Mindthegap, £180, mindthegap.com



Mora Faux Fur Velvet Throw, Homescapes Online, £9.99, homescapesonline.com



Geometric Flowers Bed Linen Set, The French Bedroom Co, from £34, frenchbedroomcompany.co.uk

2 3F1, SPRINGVALLEY TERRACE, EDINBURGH, EH10 4QD

OFFERS OVER £270,000



ESPC PROPERTY



Peacefully located in the desirable residential area of Morningside, this attractive well presented 1 bedroom top floor flat offers generous and versatile accommodation with the benefit of two box rooms, ideal for home working, excellent loft storage and a shared rear garden.

VIEWING INFORMATION

By appt tel Agent 0131 581 5711

SIMPSON
& MARWICK

15/1 ORCHARD BRAE GARDENS, EDINBURGH, EH4 2HQ

OFFERS OVER £255,000



ESPC PROPERTY



Bright 2 bedroom ground floor garden flat located within easy reach of the West End, City Centre and Stockbridge. The property benefits from lovely private front and rear gardens, single garage and large driveway. The interior of the property is bright and well proportioned.

VIEWING INFORMATION

By appt tel Agent 0131 581 5711

SIMPSON
& MARWICK

ROSEBANK LODGE & PLOT SHEDDEN PARK ROAD, KELSO, TD5 7BW

OFFERS OVER £250,000

2  1  1  N/A 

ESPC PROPERTY



Set to the edge of the bustling and vibrant market town of Kelso, this exciting opportunity to develop a Victorian lodge and adjoining plot, is set opposite the charming Shedden Park in a desirable catchment for amenities and schooling. Planning in place for both the extension to the traditional lodge and new build in the adjacent plot!

VIEWING INFORMATION

Contact Hastings Legal & Property Tel: 01573 225999



4/3 GRANDVILLE, TRINITY, EDINBURGH, EH6 4TH

FIXED PRICE £250,000

2  2  1  B 

ESPC PROPERTY



Set on the second floor of a modern development in sought-after Trinity, this two-bedroom, two-bathroom flat boasts spacious, contemporary interiors and open-plan living space, plus access to shared gardens and private parking.

VIEWING INFORMATION

Tel Seller 07935710980/VMH 0131 253 2964



SEARCHING FOR A HOME WITH ESPC



properties for sale on espc.com



property alert emails sent during April with My ESPC

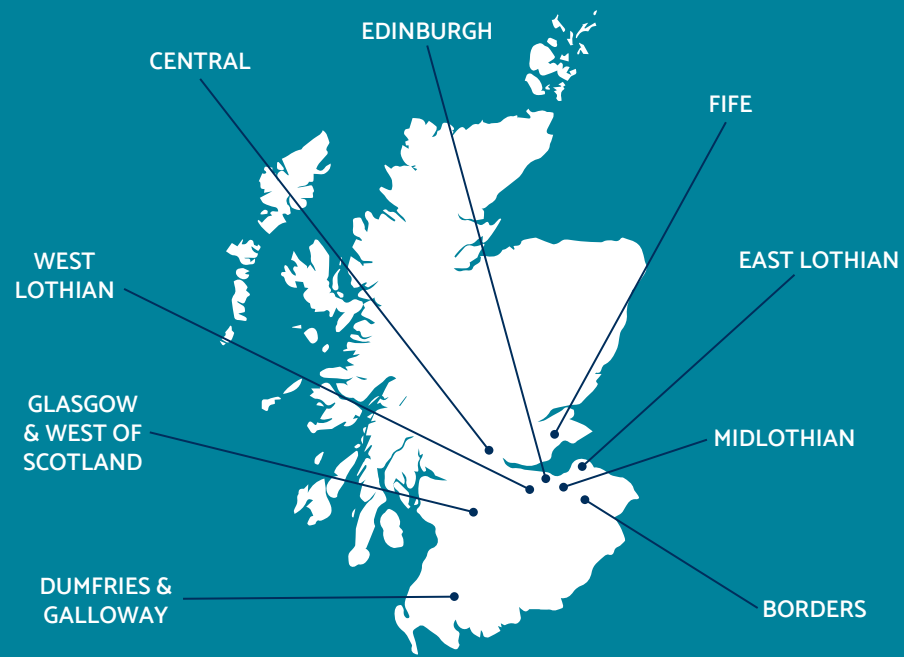


ready to help you buy and sell homes

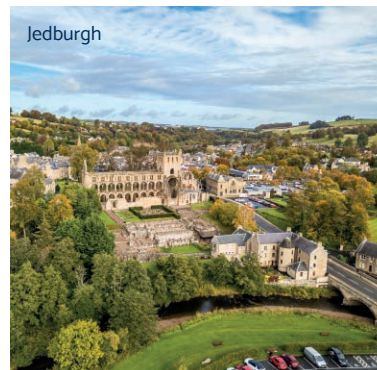
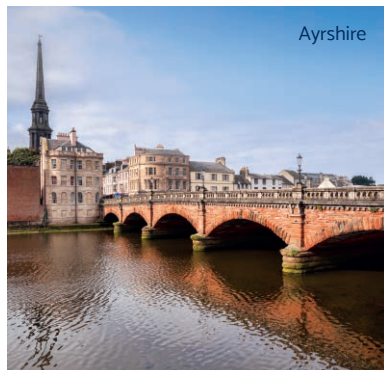


was the area with the most new listings over the last three months

ESPC AREAS



Local homes advertised for sale with ESPC first - look out for the Exclusive badge online.



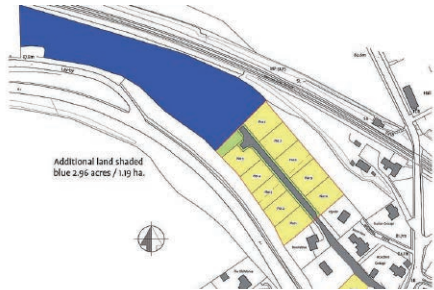
DEVELOPMENT SITE

WOODBINE GROVE, BURNMOUTH, TD14 5RT

OFFERS OVER £230,000



ESPC PROPERTY



This sizeable development site sits on the edge of this established coastal village with excellent road links via the A1 as well as regular rail connections on the main East Coast Rail-line at nearby Berwick Upon Tweed. The initial site has potential to accommodate approx. 12 residential units and presents a rare opportunity for a developer within this sought after coastal area. There is also an additional adjoining plot available by separate negotiation.

VIEWING INFORMATION

Contact Hastings Legal & Property Tel: 01573 225999

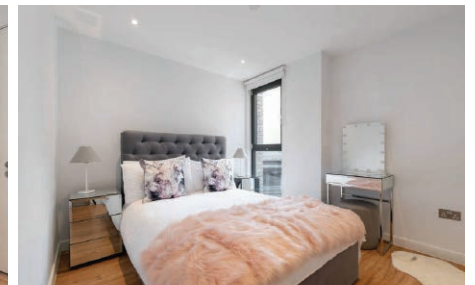
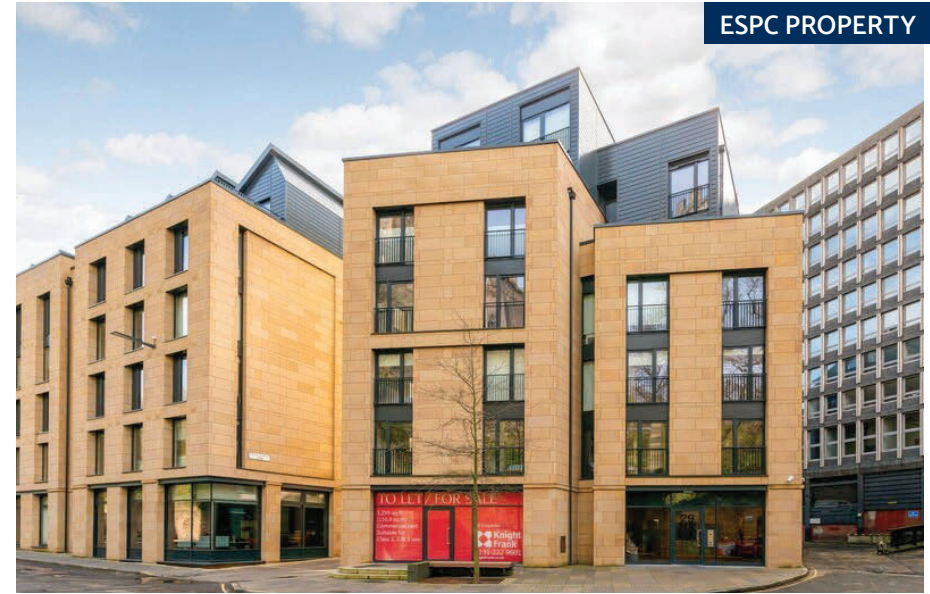


29/7 KING'S STABLES ROAD, EDINBURGH, EH1 2AP

OFFERS OVER £215,000



ESPC PROPERTY



Stunning second floor studio apartment located in Edinburgh's historic Grassmarket. Close to all the attractions of the City Centre. Impressive modern development. Stylish, bright and tastefully presented. Complemented by quality, contemporary fixtures and fittings.

VIEWING INFORMATION

By appt tel Agent 0131 581 5711

SIMPSON
& MARWICK



BUILDING PLOT RAECLEUGH, NEAR WESTRUTHER

OFFERS OVER £175,000



ESPC PROPERTY



An excellent and exciting opportunity to purchase a slice of Border countryside. A truly picturesque setting and south facing aspect, this generous plot extends to over 2 acres with full planning in place, developers contribution paid and ground works in progress - making it ready and waiting to fulfill a self-build dream project. Escape to the country with open outlooks over rolling countryside and endless greenery, a sheltering woodland backdrop and stone wall boundary, with easy access to Edinburgh and centrally located for the Border towns.

VIEWING INFORMATION

Contact Hastings Legal & Property Tel: 01750 724160

HASTINGS LEGAL & PROPERTY

3 BROOMLANDS HOUSE EDNAM ROAD, KELSO, TD5 7SW

OFFERS OVER £170,000



ESPC PROPERTY



Brimming with elegance and grandeur, this former 18th Century mansion house hosts 6 luxury apartments boasting many charming features including traditional high ceilings, decorative cornicing and sash and case windows complete with working shutters. Offering scope for modernisation/upgrading, this apartment would make a wonderful main residence or equally perfect as an enviable holiday home in the popular market town of Kelso.

VIEWING INFORMATION

Contact Hastings Legal & Property Tel: 01573 225999

HASTINGS LEGAL & PROPERTY

TOP TIPS FOR FINDING A NEW RENTAL HOME

Finding your new rental home can be tricky – Nicky Lloyd, Head of ESPC Lettings, offers her top tips to help you find your next home.

SIGN UP FOR RENTAL PROPERTY EMAIL ALERTS

Register with rental property portals such as My ESPC so you receive email alerts when properties meeting your search criteria become available. That way you can get in touch with the letting agent as soon as you see one you like.

VIEW PROPERTIES VIRTUALLY

The COVID-19 pandemic has changed many of the processes we associate with finding a new home, including property viewings. The Scottish Government recommends that you view rental properties virtually, and only progress to a physical viewing if necessary and you are seriously interested in renting the property.

Most landlords and letting agents are now providing video viewings or virtual tours for rental properties – watch these carefully so that you can get a feel for the property and work out if it may be right for you.

FOLLOW THE GUIDANCE

If you need to view a property in person, that is currently permitted (although the Scottish Government has advised that it may be advisable to postpone if possible). In order to stay as safe as possible, make sure to follow the Scottish Government's guidance on viewing a rental property, including maintaining social distancing, wearing a face covering and washing your hands regularly.

The letting agent or landlord showing you the property will also be able to provide further advice on the steps they are taking to ensure the viewing is being carried out safely.

ASK QUESTIONS

It's important to ask questions either before, during or after the viewing, to help you decide if this is the property for you. Here are some of the questions you may want to ask the landlord or letting agent:

- How is the property heated?
- Is there additional storage?
- What furniture is included in the property?
- What are the parking arrangements?
- What is the application process?

SEIZE THE MOMENT

If you love the property call the letting agent straight away to note your interest. Whilst most agents don't operate on a first come first served basis, it's good to be ahead of the game and show the agent you're interested in securing the property.

ESPC LETTINGS

ESPC Lettings manage and market lots of fantastic rental properties in Edinburgh – browse [espc.com](https://www.espc.com) and sign up to My ESPC to see new rental homes as they become available. You can also contact ESPC Lettings on landlord@espc.com or 0131 253 2487.



FREE HOME VALUATION

How much is your home worth?

Get more with an ESPC agent

Trusted local experts





TORWOOD



MAKE YOUR MOVE TO MURRAYFIELD



Torwood is an exciting new development from AMA taking shape in one of Edinburgh's most prestigious neighbourhoods. Set in extensive landscaped grounds, it consists of two contemporary pavilions, providing 23 luxury, two and three bedroom apartments; a magnificent Victorian villa, restored and remodelled to form 2 four and five bedroom homes; a two bedroom lodge; and a converted coach house, creating two further homes.

The villa conversion and 6 apartments have been released, with prices from £720,000. For more information call Behnam Afshar on 07967 322 025 or email behnama@amanewtown.co.uk

www.amahomes.co.uk/torwood-house



When Quality Matters