

# espc



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



# SPRINGWELL

No1 GORGIE ROAD APARTMENTS DUPLEXES TOWNHOUSES LODGE HOUSES



**Springwell is a landmark building on the corner of Ardmillan Terrace and Gorgie Road, which has been restored and converted by award-winning developer AMA Homes.**

Set within beautifully landscaped grounds, there are 48 finely detailed homes on offer, ranging from stylish studio apartments to superb four bedroom family townhouses.

Springwell has proved popular with over 50% of the development already sold.

Of the remaining homes, prices start at £317,000. To arrange a private viewing, contact Behnam Afshar on **07967 322 025** or email **behnama@amanewtown.co.uk**



When Quality Matters

[amahomes.co.uk/springwell-house](http://amahomes.co.uk/springwell-house)



**When it comes to regenerating landmark buildings in Edinburgh, AMA Homes has been at the forefront of residential development for over 30 years. With Springwell, they have not only created 48 unique homes, they have rejuvenated a long neglected site for the benefit of the whole community.**

Located at the junction where Gorgie Road, Ardmillan Terrace and Dalry Road meet, it was difficult to miss Springwell House. "It was such an imposing presence," explains AMA Marketing Director, Behnam Afshar. "But under those years of soot and grime, you just knew there was a beautiful building waiting to be rediscovered."

On purchasing the building in 2013, AMA set about reimagining the site. The original Victorian buildings were Grade C listed, so AMA had to work meticulously to repair and clean the original stonework, while also carefully improving the structure to meet today's expectations.

Over the years, several extensions had been built, but few were sympathetic to the original structure. "The replacement of the extensions was key for us to the unlocking of the site," continues Behnam. "We were able to create a variety of property sizes, opening up the scheme to a wide range of prospective purchasers. We've got first-time buyers, young families and retired couples, which creates a healthy dynamic within a new development." That approach seems to have worked, with over 50% of the homes already sold!



Within the main blocks there are 40 apartments, ranging in size from spacious studios to 3 bedroom duplexes. To the front, the existing lodge is joined by a new 3 bedroom lodge with private garden. To the rear are 6 new family-sized townhouses, each with 4 bedrooms and a patio garden.

**Prices for the remaining homes start at £317,000 for a 1 bedroom apartment. To arrange a viewing contact Behnam on 07967 322 025 or email [behnama@amanewtown.co.uk](mailto:behnama@amanewtown.co.uk)**

## WELCOME TO THE SEPTEMBER ISSUE

I don't know about you, but September is one of my favourite months of the year. This month always feels like a reset, and a chance to make some changes for the season ahead, whether it's something as small as adding some new accessories to your interiors, or as spectacular as buying a new home. This September is extra-special, as it marks the first anniversary of the ESPC Magazine, and to celebrate a whole year of this fantastic title, we've added some brand-new features that I hope you'll enjoy.

Speaking of anniversaries, we're also celebrating ESPC's 50th this year, and we've got a fun feature highlighting the changes Edinburgh's seen since 1971 to mark the occasion, covering everything from the city's landmarks to historical events that have shaped the Capital over the past five decades.

Elsewhere in this issue, ESPC's CEO Paul Hilton shares what a day in his life looks like, we shine a spotlight on Midlothian as the next place you could be calling home, and share an update on the property market with August's House Price Report. If you're selling up, don't miss our moving home checklist, with a step-by-step guide to a smooth move.

If you're a first-time buyer thinking about purchasing your first property, our mortgage

experts have got you covered, with a handy guide to the LIFT scheme that could help you on your way. First-time homeowner Louise Brown shows us around the charming and colourful Edinburgh home that she found on ESPC, and our property experts share plenty of essential advice, whether you're buying, selling, renting or letting.

We've also got the latest interiors trends for a seasonal style update. Try the sleek and chic Japandi trend, or update your home on a budget with the newest launches from John Lewis & Partners' ANYDAY range.

And of course, there's a selection of swoon-worthy properties for sale throughout this issue. If you want to find out more about any of them, you can contact the selling agent, and remember, there are lots more properties you can browse at [espc.com](http://espc.com), where you might find your next home.



Happy reading.  
**Laura Mearns**  
Editor

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FOR A HOME  
THAT SETS YOU APART  
JUST ASK CALA

## MULTI-LEVEL LIVING OFFERS A SPECTACULAR HOME WITH ZERO HASSLE

Buyers looking for an uncompromising three bedroom home in the city are being urged to visit the dream duplexes available at The Crescent – CALA Homes’ most award-winning development.

Spanning more than 2000sq ft, the expansive style of split-level home is nestled in the Richard Murphy OBE-designed development, within the vast Donaldson’s Estate, a stone’s throw from Haymarket and Edinburgh’s city centre.

Spanning two floors, the three bedroom home’s centrepiece is a one-and-a-half height fully glazed flexible living space, allowing for impressive immediate panoramas of the Playfair building and beyond, with full height sliding doors which effortlessly fold back to allow the outside in.

A studio-designed high specification kitchen and dining space overlook a more private family or relaxing area, with a separate utility providing added practicality.

Three en suite double bedrooms feature on the private lower floor, while the cosy rear of the home features a separate large terrace, overlooking the treeline of the Water of Leith Walkway, offering a private and peaceful space to relax.

Buyers also benefit from all the perks of living at The Crescent: a central location, secure parking

with EV charging provision, an 18-acre maintained garden and additional security systems.

Phillip Hogg, Sales and Marketing Director with CALA Homes (East), said: “Those on the hunt for their next move have been looking for the following key priorities: plenty of modern living space, a private outdoor space, and a home office, all of which are included in this home.

“Another thing which creates a true feature here is the vast greenery of the estate and the spectacular views.”

A duplex showhome and virtual guided tours are available for buyers to see this two-level design for themselves and secure this one of a kind home within the capital.

The final phase, the East Wing, includes a spectacular duplex ‘6/12 The Crescent’, which is available for £1,480,000 and can be viewed by appointment alongside the showhomes.

For more information or to arrange an appointment, please visit: [cala.co.uk/thecrescent](http://cala.co.uk/thecrescent) or call 0131 341 2667.



Lifestyle photography at The Crescent, Edinburgh



Duplex showhome at The Crescent, Edinburgh



Duplex showhome at The Crescent, Edinburgh



Street scene at The Crescent, Edinburgh

A CONTEMPORARY SPACE THAT FEELS LIKE HOME  
3 BEDROOM HOMES SET OVER TWO LEVELS  
PRICES FROM £1,475,000

THE CRESCENT AT DONALDSON’S, EDINBURGH

★★★★★ 5 star customer service



EPC\_14SEP Prices correct at time of going to print. Images shown are taken from various view apartments at The Crescent at Donaldson and feature fittings, décor, flooring and soft furnishings which are not included as standard in a CALA home. Images are used to suggest possible finishes that can be achieved in your home at an additional cost. Please consult a CALA representative for further details. 5 stars awarded for customers’ willingness to ‘Recommend to a Friend’ in findings of the survey undertaken by the Home Builders Federation 2019/20.

# EDINBURGH: 50 YEARS OF HISTORY

2021 marks ESPC's 50th anniversary, and to celebrate, we're looking back through time at how things have changed in the Capital since we opened our doors in 1971.



## 1970s

The 70s kicked off with Edinburgh successfully hosting Scotland's first Commonwealth Games.

The original St James shopping complex opened its doors in 1970, and Edinburgh Airport's regeneration meant a new terminal in 1977.

In 1971, New Town Conservation Trust began to protect the area's period properties.

Of course, ESPC launched! Our first showroom on George Street opened on 3 May 1971.

The average Scottish house price in 1971 was £3,617. \*

\*House price information taken from UK House Price Index Reports and ESPC data.

## 1980s

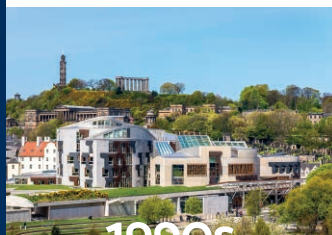
Edinburgh cemented its reputation as a festival hub, expanding into the New Town for the first time. The Perrier Comedy Awards launched in 1981, with Stephen Fry and Hugh Laurie among the inaugural winners.

In 1981, married couples made up the most common household type, accounting for 47% of all Edinburgh households.

The Queen opened the Waverley Market (now Princes Mall) in 1985.

In 1982, we launched the original ESPC paper, which quickly became popular with house hunters.

In 1980, Scotland's average house price was £15,145.



## 1990s

The 90s was a new era of development. Both the EICC and Edinburgh Park opened in 1995, and the Scottish Parliament opened at Holyrood in 1999.

The Harry Potter series saw fans flocking to the Capital to experience the books' birthplace for themselves.

In 1995, Edinburgh became a UNESCO World Heritage City, with the Old and New Towns gaining World Heritage status.

As the internet grew more popular, we launched esp.com in 1997.

In 1990, Scotland's average house price had reached £35,684.



## 2000s

The Capital was named UNESCO's first City of Literature in 2004, and in 2007, Queen Margaret University became Edinburgh's fourth university.

In 2005, Princes Street landmark Jenners was sold to House of Fraser (but continued to be known as Jenners).

Murrayfield Stadium hosted the 2008 Live 8 concert, tying in with a series of concerts around the G8 summit.

The 2008 financial crash affected house prices across the UK. The average Edinburgh house price was £215,083 in 2008, before dropping (for the first time since 1971) to £199,101. Across Scotland, average prices fell from £136,634 to £129,881.

## 2010s

In 2018, Edinburgh was voted the best city in the world to live in.

New transport links launched, with Edinburgh Trams in 2014 and Edinburgh Gateway Station in 2016.

Leith's Brutalist 'Banana flats' gained A-listed building status in 2017.

In 2010, ESPC unveiled Premier Living magazine, and in 2011, our first app launched. In 2015, our Property Information Centre relocated to its current address at 107 George Street.

By 2010, Edinburgh's average house price was £212,508, rising to £268,545 by 2019.



## 2020s

The 20s have been eventful so far! The Coronavirus pandemic has dominated headlines and daily life, while Brexit was also confirmed.

Jenners closed its doors in December, while at the other end of Princes Street, the Johnnie Walker Experience launches this month. The new St James Quarter reopened this summer, 51 years after its original unveiling.

Edinburgh's tram expansion ramped up, with the extended line through Leith and into Newhaven expected to open in 2023.

In September 2020, ESPC discontinued the ESPC Paper and Premier Living, to launch the magazine you're reading today!

The average Edinburgh house price in 2020 was £279,657.

## CITY SLICKER

This chic four-bed flat in elegant Hillside has style in abundance



## CITY SLICKER



If your property daydreams involve a seriously stylish, spacious flat within walking distance of both the city centre and green spaces – this one is for you. 7 Hillside Street is a four-bedroom duplex garden flat that's been tastefully restored and renovated by the current owners to offer a versatile, contemporary home that's packed with character and period charm. The property boasts an envy-inducing location that's close to both the fresh air of Arthur's Seat and the buzz of St James Quarter, with a bevy of fantastic local businesses close by too, including Twelve Triangles, Artisan Roast and The Little Chartroom.

The flat's dramatic black maindoor entrance, complete with bespoke signage and tiled vestibule, offers a glimpse at the promise within. And the interiors don't disappoint, this family flat is anything but basic.

On the ground floor, a bright bay-windowed lounge boasts period features including shutters, sash-and-case windows and delicate corning, plus an original fireplace with a newly-installed log burner. The kitchen-diner is stripped-back and stylish, with sleek, dark cabinets, restored wooden floors and

plenty of space for entertaining, while the bathroom is light and modern, beautifully blending contemporary finishes with characterful period elements. Two double bedrooms are also located on the ground floor; one makes a charming, colourful children's bedroom, while the other is currently being used as an airy home office.

Downstairs, there are two further double bedrooms, and a box room that can be used for additional bedroom space, with room for a double bed. The principal bedroom features both a walk-in wardrobe and exclusive access to an ample private courtyard – the perfect place to enjoy a quiet coffee in the mornings, or to socialise with friends. The generous second bedroom makes a wonderful children's room, with a bay window overlooking the sunny shared rear garden. A sleek, marble-clad shower room at garden level completes the property.

Sensitively designed to beautifully combine history and heritage with an elegant, modern finish, this duplex flat would make a wonderful place to call home.

Photography: Stephen Lister

7 HILLSIDE STREET, EDINBURGH, EH7 5HD  
OFFERS OVER £595,000  
CONTACT: Fraser Brooks & Co. WS, call 0131 253 2690





## THE PLAYFAIR AT DONALDSON'S - HOMES FIT FOR ROYALTY

Set amidst 16 acres of elegant, private grounds, The Playfair at Donaldson's is one of the most iconic buildings in Edinburgh.

The former college was built in the 1840s and is the master work of world-famous architect William Henry Playfair, whose other famous work includes the National Monument and the National Gallery of Scotland.

It is said that The Playfair was deemed so magnificent that, at the time, Queen Victoria would have happily swapped it for The Palace of Holyroodhouse. Having been magnificently restored by City & Country, the UK's market leading developer of heritage buildings, it is now easy to see why she may have thought that.

Its outstanding transformation has created a range of beautiful period homes in a wide variety of sizes, from studio apartments to showstopping, triple aspect penthouses with views of the Pentland Hills and remarkable, grand apartments within The Playfair's original chapel.

Internally, the new homes combine the best of the old and the new, with a mix of original features such as large historic windows, fireplaces, alcoves, and exposed beams, alongside a contemporary specification of

sleek handle-less kitchens and luxurious bathrooms. The homes deliver all the amenities expected of high-quality modern living but with no compromise on character.

Residents benefit from access to The Playfair's communal areas, which include The Club Room and The Chapel Room. Perfect for work, rest or play, these spaces emulate the feeling of a boutique hotel, and are a luxurious extension to residents' homes - they can even hire them for their upcoming celebrations and events.

Residents also have private access to the sweeping landscaped grounds surrounding The Playfair, which have been transformed to provide idyllic outdoor spaces in which to relax and enjoy the views of the outstanding building.

A range of one, two- and three-bedroom apartments and penthouses are currently available to purchase, priced from £265,000 - £1,525,000. For more information visit [cityandcountry.co.uk/donaldsons](http://cityandcountry.co.uk/donaldsons) or call 0131 341 5102.

## THE PLAYFAIR

AT DONALDSON'S



## MAKE THIS ICONIC RESIDENCE YOUR NEW HOME

### ELEGANT APARTMENTS READY FOR YOU TO MOVE INTO NOW

This impressive collection of conversion apartments and penthouses offers award-winning, beautifully designed homes in a landmark location. Rich in history, The Playfair offers the ultimate in city centre living.

Discover luxury homes boasting double height ceilings with views across the Edinburgh skyline. Step outside to 16 acres of landscaped grounds, including a private courtyard. Unwind or entertain friends in the boutique communal Club Room or Chapel Room. Enjoy the convenience of the on-site concierge and secure underground parking. There is much to enjoy at The Playfair, so come and discover it for yourself.

**1, 2 & 3 BEDROOM APARTMENTS PRICED FROM £265,000 TO £1,525,000\***



SCAN TO FIND  
OUT MORE



Sales Suite & Show Homes open Thursday to Monday, 10am to 5pm

West Coates,  
Edinburgh,  
EH12 5FA

0131 341 5088  
[donaldsons@cityandcountry.co.uk](mailto:donaldsons@cityandcountry.co.uk)  
[cityandcountry.co.uk/donaldsons](http://cityandcountry.co.uk/donaldsons)

CITY & COUNTRY

\*Prices correct at time of printing and subject to availability. Photography is indicative only.



# HOUSE PRICE REPORT: AUGUST 2021

Prices rise and selling times fall as buyer demand intensifies across the property market

## KEY POINTS

**£276,703**  
average selling price

During June-August 2021, the average selling price of homes in Edinburgh, the Lothians, Fife and the Borders rose 5.8% year-on-year, to £276,703

**106%**  
average percentage of Home Report valuation achieved

Properties achieved an average of 106% of their Home Report valuation, up 3% points on 2020, as buyers bid more competitively.

**14 days**  
median time to sell

Homes sold more quickly during this time, with the median selling time of 14 days, eight days quicker than 2020.

June-August 2021 saw average property selling prices increase in many areas, with suburban areas and larger properties continuing to experience a rise in buyer demand. During this time, the average property selling price in Edinburgh, the Lothians, Fife and the Borders was £276,703, a 5.8% increase on the same period in 2020.

West Fife & Kinross experienced the highest overall increase in average selling prices, rising 8.6% year-on-year to £197,920, with Dunfermline's average property selling price rising 15% on 2020's figures, to £203,628.

Two-bedroom flats in Dunfermline were the most affordable property type, at £112,682 on average.

Demand continued to outweigh supply, meaning buyers bid, on average, 106% of Home Report valuation in order to secure their chosen property. Buyers paid more over Home Report valuation in East Lothian than anywhere else, properties here attained 109.2% of Home Report valuation on average, up 7.3% points on 2020.

Sales times decreased during June-August 2021, with the median time for a property to go under offer dropping to 14 days across Edinburgh, the Lothians, Fife and the Borders – eight days quicker than last year. Properties in West Fife & Kinross were the fastest-selling overall, taking just 10 days to go under offer: a 50% decrease on 2020's figures.

Homes in the Borders sold 72 days faster than the same time in 2020, taking just 13 days to go under offer, while East Fife



properties reported a median sales time of 12 days (68 days faster than 2020). This indicates strong buyer demand, as buyers search for homes away from the cities, with more space to accommodate changing lifestyles and better proximity to green spaces or coastline.

36.7% of homes went to a closing date during June-August 2021, up from 26.6% in 2020, as buyer demand intensified.

The volume of property sales increased 137.5% year-on-year, however, as lockdown restrictions were still in place for much of June 2020, it gives us a fairer comparison to look at 2019's figures for the same period, showing a 13.18% increase.

The number of properties coming to market declined 5.8% across Edinburgh, the Lothians, Fife and the Borders. This is potentially a sign that the post-lockdown demand is beginning to slow.

Paul Hilton, CEO of ESPC, commented: "Although the picture largely looks the same across the property market during June to August this year, we are starting to see some changes come into play. Average sales prices are continuing to rise in many areas, particularly in coastal and countryside locations.

"As the volume of properties coming to market begins to return to the levels we saw pre-pandemic, we are still seeing higher levels of activity from buyers, which will mean that buyer demand will continue to outweigh the supply of properties available. This, in turn, may affect average selling prices in the months to come, and we may see an increase in both the number of homes going to closing dates, and the amount over Home Report valuation that buyers are willing to pay.

"If you are considering buying or selling, get in touch with your local ESPC solicitor estate agent today."

**160**  
solicitor estate agents

ready to help you buy and sell homes

**Over 4,400**

properties for sale

**550,000**  
property alert emails

sent during August with My ESPC



## THE MOVING HOUSE CHECKLIST

Had an offer accepted on your dream home? Congratulations! Here's a handy moving checklist to help you stay cool, calm and collected while you wait for the keys...

### SIX WEEKS TO GO

- Confirm your moving date, and book your removals, whether you're using a firm or hiring a van. Remember that your moving date will need to be flexible in case of Covid-19 complications.
- Order any furniture with long lead times, such as sofas.
- Contact schools or nurseries in your new area to register your children as early as possible.
- Clear out. Sell, donate or recycle anything you don't want or need – you can put the proceeds towards your new home!

### FOUR WEEKS TO GO

- Order packing materials – it's never too early to start packing.
- Let service providers know you're moving. The ESPC website has a great printable checklist, so you don't miss anyone important.
- Confirm insurance for moving day, either through your home insurance or your removals company.
- Arrange home and contents insurance for your new home.
- Arrange babysitters or pet-sitters for moving day.

### TWO WEEKS TO GO

- Book a postal redirection service.
- Share your new address with friends and relatives.
- Let your doctor, dentist, vet, optician and other services know you're moving, to update your address or remove yourself from the register. Register with new services if you're moving to a different area.
- Cancel window cleaners, gardeners and newspaper deliveries.
- Create a file of key documents to hand over to the new owners of your current home. Include things like instruction manuals, information for the heating system, and details of rubbish collections and recycling schemes.
- Collect all the keys to your current home and pass on to your solicitor.

### ONE WEEK TO GO

- Confirm timings with your removals firm and ensure they have your new address and contact details. Confirm their Covid-19 protocols too, so you can prepare accordingly.

### ONE DAY TO GO

- Defrost the freezer and empty the kitchen cupboards.
- Deep-clean your home with standard household cleaning products, especially high-traffic areas and surfaces like doorknobs, light switches, plug sockets and bannisters.
- Pack a moving day survival kit! Things like tea, coffee, biscuits, the kettle, loo roll and bed linens will make settling in at your new home even easier.

### ON MOVING DAY

- Follow Government guidance on Covid-19 throughout moving day. Keep windows and doors open while removals workers are in your property, socially distance where possible, wear face coverings and clean any items or surfaces the workers are likely to touch.
- Record all meter readings and take photos.
- Check all windows and doors are secure, and turn utilities off.
- Give the property a last clean to ensure it's as safe as possible for the new owners, paying particular attention to surfaces and door handles.
- Double check that everything is loaded onto the van – remember to check the loft, garden, shed and garage too.
- Collect the keys to your new home!

### AT YOUR NEW HOME

- Store key documents somewhere safe.
- More cleaning! Surfaces, door handles and high-traffic areas are of particular importance.
- Read the utility meters and take photos.
- Change the locks.
- Book a service for your boiler, and get your electrical wiring checked.
- Enjoy your new home!





## BUYING A HOME? ENSURE YOU'RE INSURED.

Alexandra Richards from Bruce Stevenson Insurance Brokers explains why it is important to prioritise the purchase of insurance when buying a home.

Good, appropriate, accurate and flexible home insurance is essential if you want to have a positive claim result. You don't want to get caught out because you haven't disclosed relevant information or adhered to any specific policy terms and conditions. Remember, an insurance policy is a document that details the terms and conditions of a contract.

It is advisable to consider insurance early in the home buying process. However, it is often an afterthought and buyers can be surprised or frustrated when they find it difficult to procure insurance at a time critical moment.

Below are some circumstances that may affect your insurance purchase:

- Renovations
- Leaving the property unoccupied
- Listed or Graded status
- In a subsidence area
- In a flood area
- High rebuild value
- Air BNB or other letting

### MARKET VALUE V REBUILD VALUE

For insurance purposes you need to know what it would cost to rebuild your home (this should include all the structures within your

curtilage). This is your 'building sum insured' and can be a very different figure to the market value.

Bruce Stevenson Insurance Brokers can provide you with an indicative premium based on the rebuild value of your potential new purchase so that you know what your insurance costs might be.

It is very important to get your rebuild value correct. Your home is likely to be your most valuable fixed asset. Some home insurance policies apply the 'average clause'. This means that if your building sum insured is below the correct value to rebuild it at the time of a claim, the insurers will proportionately reduce your claim payment by the percentage of underinsurance. This can also be applicable to the contents.

If you would like a home insurance quotation please contact:  
alexandra.richards@brucestevenson.co.uk  
or call 07464 545648



## THINGS TO CONSIDER IF CHOOSING AN INDEPENDENT SCHOOL

When thinking about a new home, schooling is often a top priority for parents. An independent school could be a good option for you, with a wealth of choice and opportunities available. Here's some of the features often found within an independent school.

### OUTSTANDING QUALITY

Every SCIS school has its own unique ethos and values, and will provide a first-rate education for your child. Whether co-ed or single-sex, day school or boarding, they will all encourage your child to be the very best they can be.

Independent schools have the freedom to decide their own curriculums, enabling pupils to tap into their passions and promote innovation in future generations.

### A NICHE FOR EVERY PUPIL

Independent schools offer an unparalleled level of support, with teachers allowed the time to get to know each pupil on an individual level. They will discover each child's needs and interests, supporting them to develop their skills and confidence along the way.

### ACADEMIC CHOICE FOR ALL

Independent schools are in the unique position of having the freedom to choose not only a broad range of subjects for their pupils, but also which exam qualifications best suit their student body. The result? A huge range of choices for your child and a wealth of internationally recognised qualifications.

### TEACHING TO THE HIGHEST STANDARDS

Independent schools offer a rich and rewarding experience for their staff, attracting talented, passionate teachers. They go the extra mile to discover how their pupils learn best, what motivates them and what they truly enjoy so that their classroom experience will be an enjoyable and productive one.



### A DIVERSE SCHOOL COMMUNITY

An independent school cultivates an environment in which children from diverse backgrounds, cultures and countries can come together to learn, while feeling comfortable and being themselves. This ensures that everyone feels valued, maximises their full potential and learns the value that difference provides.

The vibrant mix of abilities and backgrounds in schools are as varied as the personalities of pupils themselves. Altogether, this makes for a dynamic and modern community that mirrors the real world and will serve your child well for the future.

### EXCELLENT EXTRA-CURRICULARS

Schools know that extra-curricular activities are vital for the health and wellbeing of their students. That is why they offer a huge range of activities spanning all kinds of sports, outdoor education and the performing arts. Specialist teaching staff are employed to help your child grow

- physically, socially and in confidence - through these co-curricular activities.

### 21ST CENTURY LEARNING

Every independent school significantly invests in the latest technology to open up new avenues for learning. They know it is essential that children are digital natives and comfortable with navigating the digital landscape, while developing their innovation, creative problem solving, transferable skills and a global mindset, all of which are essential to tomorrow's workforce.

### ACTIVELY INVOLVED PARENTS

Parents play a vital role in their child's education, and schools recognise this contribution. Engagement from family improves the learning experience and leads to student success and to a real sense of community within the school.

There are so many ways parents are encouraged to get involved.





**POST-SCHOOL SUCCESS**

Scotland’s independent schools boast impressive figures for post-school success, with over 90% of students going on to university. Using the solid learning foundation and soft skills they have developed at school, independent school graduates will develop into global citizens with the resilience to thrive in the 21st-century professional world.

**PRIORITISING WELLBEING**

Pupils cannot succeed academically if their wellbeing and happiness is not prioritised. Schools know that happy pupils are successful learners, and they go to great lengths to support the mental wellbeing of students and foster happiness in their classrooms.

Schools do this through a strong support network of specialised staff and by nurturing a strong community spirit, giving pupils a sense of belonging and enabling them to make friends for life.

For more information, advice and guidance on choosing an independent school in Scotland visit the Scottish Council of Independent Schools (SCIS) website at [scis.org.uk](http://scis.org.uk).

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**EDINBURGH ACADEMY**  
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## FIRST-TIME BUYERS – NEED A LIFT?

With many first-time buyers in need of a little extra support for that first leap into the world of property, it's good to know that help is available. Murray Souter, ESPC Mortgages adviser, explains everything you need to know about the LIFT scheme.

The Low-cost Initiative for First Time Buyers (LIFT) is a Scottish Government shared equity arrangement, which has helped more than 12,000 people to buy a home. There are two LIFT schemes: Open Market Shared Equity (OMSE), and New Supply Shared Equity (NSSE).

### WHAT IS LIFT?

The OMSE scheme is for people who cannot afford the full price of a home in the open market. The NSSE scheme allows buyers to purchase a new-build from a housing association or local council.

Both schemes are open to first-time buyers and certain priority groups across Scotland, with low to medium incomes.

### HOW DOES IT WORK?

Buyers purchase the bigger share of the property (usually 60-90%), and the Scottish Government contributes the remainder. For example, if you pay 75%, the Scottish Government will pay the remaining 25% and hold this under a shared equity agreement with you. You'll need a minimum 5% deposit, to add to the mortgage and Government share.

You'll have complete ownership and the same responsibilities as any other homeowner, including paying the mortgage, council tax and insurances, as well as any costs associated with the purchase.

If you sell, the Scottish Government receives a share equivalent to the original contribution, i.e., if it paid 25% of the purchase price, it would receive 25% of the sale price, even if that figure is greater. In most cases, you can increase your share during your ownership, with the option to own your home outright,

meaning the Government will no longer have a share.

A maximum threshold price applies to the OMSE scheme, with different thresholds across Scotland.

### HOW TO APPLY

The application process differs, but all of the information can be found on the Scottish Government website. Mortgage advisers can discuss your application, and help you find the most appropriate mortgage.

ESPC Mortgages offer expert independent mortgage advice in Edinburgh. Get in touch with the team on 0131 253 2920 or [fsenquiries@espc.com](mailto: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 ESPC Mortgages 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. ESPC (UK) Ltd is an Appointed Representative of Lyncombe Consultants Ltd which is authorised and regulated by the Financial Conduct Authority.

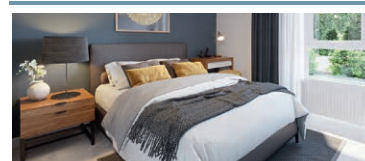


CAMMO MEADOWS  
DAVID WILSON HOMES

## AFFORDABLE HOMES AVAILABLE IN EDINBURGH

A number of properties at Cammo Meadows 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 the market value on the first sale and all subsequent re-sales.

Maybury Road, Edinburgh EH4 8DY



Two bedroom homes



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## THE MAGIC OF MIDLOTHIAN

Searching for the perfect balance of countryside quiet and city buzz? Midlothian, with its captivating selection of towns and villages, might just be exactly what you've been looking for. Read on to find out why this scenic region could be the next place you call home.

If you hadn't considered it before, now is an ideal time to look beyond the city boundaries when searching for your new neighbourhood. Coupling a reduced commute for many, with the increasing need for additional space and perhaps a garden to call your own, means that it makes sense to broaden your search area when looking for your dream home – and Midlothian could be just the place where you find it.

### LOCATION, LOCATION, LOCATION

Adjacent to Edinburgh, East Lothian and the Borders, Midlothian offers the ideal balance of suburban living, with easy access to the heart of the city, the seaside and the countryside. There are excellent road and rail links, including the City of Edinburgh Bypass and the Borders Railway, so transport is easy, whether you're regularly commuting or day-tripping.

### FAMILY-FRIENDLY FUN

Midlothian is ideal for bringing up a family, with plenty of amenities and activities to keep everybody happy, including a good range of schooling options. Fancy an educational day trip? Try The National Mining Museum or visit the world-famous Rosslyn Chapel. Energetic kids will adore Dalkeith Country Park, where you'll find Go Ape and Fort Douglas Adventure Park, while adrenaline junkies can ski and snowboard at the Snowsports Centre in Hillend. Outdoor enthusiasts of all ages can enjoy long walks around green spaces including the Pentland Hills Park, Vogrie Country Park and Penicuik House.

“

#### THE PROPERTY EXPERT SAYS.

Craig Forster, from Midlothian-based McDougall McQueen says: It's hard to recall a time when Midlothian last experienced such demand, with buyers seeking value, space and a better family environment. Properties here are going under offer 30% quicker year-on-year, and prices are up almost 10% on 2019. While it may have been previously overlooked, we're now seeing significant numbers of buyers choose Midlothian. It not only boasts close proximity to Edinburgh and good transport links, but also wonderful walks and cycle paths, great value properties, a rich history, and above all, a real sense of community.

”





**SOMETHING FOR EVERYONE**

Whether you're dreaming of quaint village life or hoping for a home with the city buzz close at hand, Midlothian has options to suit a variety of tastes and budgets. Choose from vibrant market towns or charming former mining villages, close to the city centre or nestled near to the countryside. You'll also find an array of available property styles, spanning picturesque cottages and grand Victorian terraces, to sleek new-build properties.

**MONEY MATTERS**

Speaking of budgets, if it's a three-bedroom house you're hoping to find, the suburbs of Midlothian may present a more affordable option than those in Edinburgh and East Lothian. A three-bedroom house in Midlothian costs, on average, £235,591,

compared to £296,112 in East Lothian and £374,219 in Edinburgh.

**LEISURE AND LIFESTYLE**

Midlothian boasts an excellent array of shops, bars, restaurants and leisure facilities to fill your evenings and weekends. Straiton Retail Park will satisfy even the most ardent shopper, with Dobbies nearby for all your green-fingered needs. The perennially-popular Restoration Yard café and shop, located in Dalkeith Country Park, is also a fantastic way to spend an afternoon. For fans of fabulous food and drink, there's an abundance of cafes, restaurants, bars, breweries and country pubs to choose from, including The Paper Mill restaurant in Lasswade and the indie Stewart Brewing in Loanhead, which also offers tours and tastings.



Interested in finding out more about the Midlothian property market? Sign up for our free virtual event on 5 October, where Craig Forster will share insights and answer questions you may have about this thriving region. Visit [espc.com/events](https://espc.com/events) to reserve your free space.





## THE IMPORTANCE OF RESEARCH WHEN BUYING A HOME

First time buyer? For most of us, purchasing a property is one of the biggest expenses we'll ever have, so it's imperative to do proper research before you get started. Graeme Mackay, Marketing Director at Mov8, has shared his expert insights into everything you need to research before taking the property plunge.

### STEP ONE: UNDERSTANDING YOUR BUDGET

The cost of your property will depend on the location and property type, but also the condition of the market. It's important to research the market in the area you're planning to live in, to help you understand how competitive the market will be.

If you need a mortgage, you'll need to find out how much you can borrow before you lose your heart to a property you can't afford. You can use an online mortgage calculator to get an indication based on affordability, as well as the latest interest rates, or you can consult an independent mortgage adviser.

Research the other costs that will arise, such as LBTT, insurance, estate agency or legal fees and removals to finalise your total budget.

### STEP TWO: FINDING YOUR AREA

Deciding where you want to live is usually based on several factors, including budget. List the factors that are important to you and score them in order of significance; some sacrifices and compromises may have to be made. Consider things like transport links, schools, green space, amenities and lifestyle, and research these for every area you're contemplating.

### STEP THREE: CHOOSE YOUR PROPERTY

What kind of property do you want to buy - a flat or a house? Period property or new-build? Think about how many rooms you need, and how close to amenities it needs to be. Do you want a garden or a parking space? If the area is near water, has there been recent flooding? How much is the council tax?

Sign up for alerts with estate agents and property portals, so that you can be first in the queue for a property that matches your requirements. Get acquainted with property websites like ESPC to browse photos, read Home Reports and arrange viewings, which will all help you to become more informed about both your ideal location and property type.

For more information and advice from Mov8, visit [mov8realestate.com](http://mov8realestate.com) or call 0345 646 0208.



## ESCAPE TO THE COUNTRYSIDE

If a relocation to the tranquillity of the Borders sparks joy for you, this property might be just perfect.



# ESCAPE TO THE COUNTRYSIDE



Situated in picturesque Peebles, on a sought-after street, 1 Croft Gardens is the kind of property that's rarely available, and would make a fabulous, forever family home.

This substantial home, on an elevated plot that offers panoramic views across the town, is accessed via a sweeping gated driveway, adorned with mature trees.

Entering the property, a central hallway leads to a variety of versatile rooms that can be adapted to suit the new owner's needs. To the front of the property, there's an elegant formal sitting room, complete with large bay window and dual-aspect windows to flood the room with light, plus charming character details such as a grand fireplace and detailed cornicing. Also at the front of the home is a large, bay-windowed room that's currently used as an office.

The cheerful dining room is the perfect place for entertaining, while the bright family kitchen also offers space for socialising, with a breakfast bar/kitchen island, and space for seating. Both rooms lead through to a stunning conservatory, with prime views across the well-maintained garden. A further room on the ground floor also

offers beautiful garden views, currently being used as a games room, this spacious room could make an ideal bedroom. For extra practicality, there's also a downstairs WC, utility room and ample storage.

Upstairs, you'll find a mezzanine level that hosts a second sitting room. Boasting dual-aspect windows and a skylight, this airy room is the ideal place for the whole family to unwind.

The first floor offers an array of options, with four good-sized bedrooms to choose from. The principal bedroom enjoys dual-aspect windows, extensive built-in wardrobes and an en suite bathroom with separate bath and shower. The three further bedrooms all feature built-in wardrobes with plentiful storage space, while the second bedroom also has access to its own private en suite shower room. The large family bathroom is appointed with stylish modern fittings, and includes a bath and separate walk-in shower.

This majestic family home is located close to the heart of idyllic Peebles, and just 18 miles from the Edinburgh City Bypass, making it the perfect place to put down roots and enjoy for years to come.



1 CROFT GARDENS, CHAMBERS TERRACE, PEEBLES, EH45 9DQ  
OFFERS OVER £880,000  
CONTACT: Cullen Kilshaw, call 01721 532913



## THE SCOTTISH RENTAL MARKET: AN UPDATE

The latest Citylets data is in! Nicky Lloyd, Head of ESPC Lettings, takes us through the stats for Q2, with an update on how the rental market is performing across Scotland.

It's been a buoyant second quarter for the Scottish rental market, with some positive signs of recovery from the past 18 months. With restrictions easing, and students returning to university, the Scottish national average rent has risen to an all-time high of £883 per month.

Properties have also been letting faster, with the average time to let now six days quicker than 2020, at 34 days.

Edinburgh saw signs of a bounce back from the last quarter. The average rent in the Capital decreased 0.6% year-on-year, to £1,115 per month, although this decline is an improvement on the impact we saw in 2020. Properties also let slightly slower than the national average, taking 38 days.

Larger properties were generally in higher demand across Scotland but particularly in Edinburgh, where three- and four-bedroom properties recorded average rent growth of 3% and 1.8% respectively. In contrast, one- and two-bedroom properties proved less popular, and Edinburgh had a greater supply of these properties on the market. This trend supports the ideas that tenants are seeking more living space to accommodate home

working, or that more students are coming to the market with a need for larger shared housing.

Using data from Citylets and ESPC, we can reveal that three-bedroom homes in EH8 produced the best rental yield at 5.8%, closely followed by one-bedroom properties in EH5 at 5.6%. EH11 and EH3 also performed well, with the former's three-bedroom properties and the latter's one-bedroom properties both producing yields of 5.4%.

Outside of the Capital, West Lothian recorded a 13.2% increase in average rental price year-on-year to £736. The average time to let in West Lothian was 18 days, while one-bedroom properties let the fastest at an average of just 15 days, with 25% of them let within a week.

With positive signs on the horizon, we look forward to seeing what the next quarter brings for the Scottish rental market.

ESPC Lettings is an Edinburgh letting agent. We can help with marketing your rental property and finding the right tenants. Contact the team on 0131 253 2847 or [landlord@espc.com](mailto:landlord@espc.com).



lindsays

## Moving in together? *Look after your rights*

**The coronavirus crisis saw many couples decide to buy property together – perhaps to save on two rents, perhaps because lockdown accelerated their relationship.**

But too many couples overlook the importance of protecting their personal finances when they do this. Two common misconceptions can be problematic:

1. Many people assume their finances will still be 'separate' when they cohabit – for example that if they put in a larger share of the deposit, they will get it all back. In reality, unless they have a legal agreement specifying what happens if they split or sell, this may not be the case.
2. Cohabitees often assume they have the same rights as married couples. In fact, their rights are not the same, which can easily lead to financial problems or legal battles with wider family.

Both misconceptions can cause serious upset down the line for cohabitees, and one simple solution is to have a cohabitation

agreement – not just if you buy together but if one partner moves in and starts contributing to the mortgage.

The good news is that during lockdown, we saw a huge rise in the number of couples making these agreements; the bad news is that too many couples are still not protecting their rights. We like to see a cohabitation agreement as an insurance policy – you hope you will never need it, but it's there to protect you if you do.

We'd be happy to help.

Claire Brown  
Solicitor, Family Law

[clairebrown@lindsays.co.uk](mailto:clairebrown@lindsays.co.uk)  
0131 656 5763



## NEW SEASON STYLE SAVERS

This month sees John Lewis & Partners launch the second collection from its new ANYDAY brand. ANYDAY is designed to offer John Lewis & Partners style and quality but at very affordable prices. The designers developed the range to offer lower cost solutions at moments such as furnishing your first home, making a rental space feel more homely or adding flourishes to freshen up your existing space. See our pick of the pieces from the new collection that will let you update a room, whatever your budget.



Velvet cushion in auburn, £20. Clip sofa side table, £69.  
Hexagon coffee table, natural, £179. Berber style rug, £80.

“  
**ESPC LOVES...**  
 this cosy faux sheepskin rug.  
 Mix up your styling by throwing this over an armchair to create a comfy reading nook, or scatter a few over your dining chairs, for a sumptuous Scandi vibe.  
 ”



Trapeze shelving unit in bamboo/grey, £199



Faux fur sheepskin rug in fjord, £25



Thin aluminium frame round hanging mirror in black, £20

Form accent chair, black metal leg, in mustard velvet £149



“  
**ESPC LOVES...**  
 this retro-inspired sideboard.  
 It's the perfect place to stash away clutter, and the timeless design will always look chic.  
 ”



Fern sideboard in oak, £399

All items are available from John Lewis & Partners, [johnlewis.com/anyday](http://johnlewis.com/anyday)

## THE BRIGHT SIDE

Digital Designer Louise Brown found her dream home in Edinburgh on ESPC. Three years on, she shows us around her beautiful home and shares her experience of being a first-time buyer in the Capital, as well as her plans for the property.



Back in 2018, senior digital designer Louise Brown, 28, was hoping to find a two-bedroom home in the West End of Edinburgh where she and her partner Luke, and their cat Gizzy, could stretch out and put their own stamp on things. But when they took a chance and viewed a one-bedroom property in the coveted colonies in Shandon, the couple knew that they'd found their ideal home.

Since they got the keys just over three years ago, Louise and Luke have fulfilled their ambitions to personalise their property, while staying true to its Victorian heritage, documenting the process along the way on Instagram. Now, Louise shares with us the process of purchasing their first property in the Capital, and their plans for property number two.

**You've been in your home a little while now, but casting your mind back, what was your experience like as a first-time buyer?**

Initially, we began searching in a very competitive market. We'd been renting for a few years in the West End, and we hoped to stay quite close to the area, as we already knew and loved it.

I'm an avid online property browser, across all the apps and websites, especially ESPC! It just felt like a dream come true

to know that there would be a home waiting for us to find, after all of our hard work saving for a deposit. Being able to shortlist properties on the app and look at similar properties that had previously sold in the area really helped us to understand valuations and judge overbids appropriately.

**How did you find this property, and how did you know it was 'the one'?**

We'd been viewing on and off for six months, and we'd had to think hard about our must-haves, like outdoor space, and what we were willing to compromise on. We had always rented period properties in the past, and as Edinburgh is so full of amazing character and charm, we loved the idea of living somewhere that had a thousand tales to tell.

Our original plan was to find a two-bed property, but after we lost out to a few in the same area, we saw this one come on the market. It was a one-bed, but as it was a good size, we decided it was still worth a look. We immediately fell in love with the charm of the colonies, both the stunning Victorian features and the community of people here. We knew as soon as we walked in, this was the right place for us. It had only been listed on the market that morning, and by the afternoon, it was ours!



**You've documented your home renovations on social media, but can you talk us through the changes you've made to your home?**

The property was in really good condition, but we felt it would benefit from some modernisation. The first thing we did was install a new kitchen, transforming it from a U-shape into a more traditional galley kitchen, which we felt was both more practical and more sympathetic to the property's age and style.

We also developed our outdoor space; gardens often come at a premium in Edinburgh, and it seemed a shame that ours was covered in paving slabs. We had a shed built, laid a lawn and built a raised bed out of railway sleepers, which now blooms with peonies and roses.

Last year, we replaced the flooring throughout, switching from a dark purple carpet that ran through the bedroom, hallway and living room, to engineered oak flooring with a cream berber carpet for the bedroom. Everything feels much cosier and lighter now, more like how it would have been originally.

**What are the biggest lessons you've learned so far about renovating?**

Always budget for things going wrong! When our builders came to install the kitchen, we found out that it couldn't be done without replacing the electrics, which we needed to factor in extra time and budget for. It meant replastering certain areas too, which we had wanted to do, but not necessarily just then. It all worked out in the end, but we now allow ourselves an extra 10% on the budget, just in case.

**What is your favourite thing about your home?**

There's nothing quite like the light that comes with an old property, and as an early bird, I love watching it glisten through the windows first thing with a cup of tea as the street wakes up.



“ When redecorating, we made a conscious effort to choose colours that felt true to the property's history, for instance, we have a warm, bright yellow in our living room, and a rich teal in our bedroom. ”

**What advice would you give to fellow first-time buyers?**

Be flexible in terms of your wants and needs, it's important to be open to compromise. We didn't have any intention of looking at one-bed properties but now I can't imagine us having lived anywhere else, it's been just the right size for us during this period of our lives.

**What's next for the property?**

We're getting married next month, and after our current fixed term mortgage comes to an end in the spring, we're hoping to put our home on the market and start the search for a three-bed family home to grow into. I'm sure our guests will be relieved to no longer have to set up their blow-up bed on the living room floor! Though really, it's all just part of the charm.

You can follow Louise's interiors journey on Instagram @edinburghcolonies.



## JAPANDI STYLE

This sleek trend combines classic Japanese minimalism with rustic Scandi style – simplicity and sophistication at its finest.



Osaka Black & Brass Sideboard, Rose & Grey, £875, [roseandgrey.co.uk](http://roseandgrey.co.uk)



Anthracite Asteria Table Lamp, Dowsing & Reynolds, £279, [dowsingandreynolds.com](http://dowsingandreynolds.com)



Sigmund tiered mesh pendant shade, Iconic Lights, £36, [iconiclights.co.uk](http://iconiclights.co.uk)



Marston Oak Bookcase, Habitat, £295, [habitat.co.uk](http://habitat.co.uk)



Osaka set of 6 cups, Made, £29 [made.com](http://made.com)



Boho Double Plant Stand, Habitat, £32, [habitat.co.uk](http://habitat.co.uk)



Rattan ceiling shade, £60, Floor lamp, £50, Coffee table, £195, Rattan effect dining chairs, £140 for two, Stripe pasta bowl, £3.75, berber rug, £60, all Habitat, [habitat.co.uk](http://habitat.co.uk)



## MY 9-TO-5

To kick off our brand-new feature, highlighting the careers of those working in the Scottish property industry, ESPC's CEO Paul Hilton tells us all about his typical day.



Paul Hilton,  
CEO, ESPC

### WHERE DO YOU CALL HOME?

Edinburgh's West End.

### MY DAY STARTS WITH...

A coffee in bed watching BBC News at 7am.

### MY MAIN RESPONSIBILITIES ARE...

Varied! I work with the management team to set the strategic direction of the business, leading from the front to ensure we achieve our goals, guiding the team and ensuring we have the right culture.

### A TYPICAL WORKING DAY INVOLVES...

There's no such thing as a typical day for me, but every day starts with my to-do list. I also check industry news daily and keep a close eye on the wider economic picture. After that, it depends on the day. I could be catching up with member firms, providing commentary on the property market or attending various meetings on a range of topics. It's a lot more enjoyable than I'm making it sound!

Strategically we have committed to continuous improvement, so time is also spent on looking at what we do and challenging ourselves on how we can do things that little bit better to benefit our customers.

### THE BEST PART OF MY JOB IS...

Getting feedback from customers and acting

on anything we could improve. As the saying goes, "If you don't listen to your customers, they stop listening to you."

### MY MOST MEMORABLE CAREER MOMENT IS...

I have two - ESPC winning Support Team of the Year at The Scottish Legal Awards in 2018 and 2019 were great moments. To be recognised by our peers meant an awful lot. We had been shortlisted previously but to win the award for two consecutive years was a very proud moment.



### AFTER WORK I...

Enjoy a run round the Meadows or down the Water of Leith. It's great to see the city opening back up, so dinner and drinks on George Street is a favourite way to spend a sunny evening.

### IF I WASN'T CEO, I'D HAVE BEEN...

Easy one, playing centre midfield for Tranmere Rovers. I think my chance has gone now but to have played for my local team professionally would have been great. The closest I've come was playing in a charity match at the ground, running out of the tunnel (albeit to an empty stadium) was an amazing feeling.

### WHAT'S THE BEST PIECE OF CAREER ADVICE YOU'VE BEEN GIVEN?

"Believe in yourself", from my old boss and former CEO of ESPC, Malcolm Cannon.

## YOUR SEARCH STARTS HERE

Our property section highlights just some of the stunning homes now available with ESPC solicitor estate agents. Which one of them could be yours?



## HARDENS HALL, DUNS, TD11 3NS.

OFFERS OVER £895,000

6  4  3  C 

ESPC PROPERTY



A modern-day mansion house extending to a floor area of approximately 427m<sup>2</sup>, sitting within extensive garden grounds of approx. 0.94 acre, almost encircled by the golf course on the very edge of this popular town.

### VIEWING INFORMATION

Tel: 01361 243173



## GOSHIELAW, BELMONT, KELSO, TD5 7QY

OFFERS OVER £825,000

6  5  3  N/A 

ESPC PROPERTY



A stunning family home set in 11 acres, including 6 acres of paddocks in glorious countryside near Kelso with panoramic views to the Cheviots. This impressive six bedroom detached house is currently operating successfully as an upmarket pet boarding kennels, this would equally appeal to buyers looking for an equestrian property, with adaptable stables and kennels within the modern agricultural building.

### VIEWING INFORMATION

Contact Hastings Legal & Property  
01573 225999



## BALTREE HOUSE HATCHBANK ROAD, KINROSS, KY13 0LF

OFFERS OVER £795,000

5  5  3  D 

ESPC PROPERTY



McEwan Fraser is delighted to be marketing this deceptively spacious detached house. With outstanding views over open countryside, Baltree House is a well-presented semi-rural home with a contemporary, country feel. The property could offer excellent business potential as a holiday let or BnB. The house sits on a large plot and additional land is available by negotiation. This is a home ideally suited for those who enjoy equestrian pursuits or simply those who appreciate large spaces. Two large stables and a tack room with 2 acres of land included in the price.

### VIEWING INFORMATION

By appt. McEwan Fraser Legal 01312532263



## 29 NEWTOWN STREET & STABLES COTTAGE, DUNS, TD11 3AS

OFFERS OVER £550,000

6  4  3  E 

ESPC PROPERTY



A fantastic lifestyle opportunity and a real hidden gem, this is an impressive B listed Georgian townhouse, a versatile and charming family home extending over three floors with a substantial south facing garden. It comes as a package with Stables Cottage - a self-contained holiday cottage formed from part of the 18th century stables. An already established holiday let business, boasting great occupancy rates; the perfect opportunity for those looking to take over an already well established, successful business venture. The former stables and hayloft offer further conversion potential.

### VIEWING INFORMATION

Contact Hastings Legal & Property  
01361 883222



## STABLE LODGE, CURRIE STREET, DUNS, TD11 3DL

OFFERS OVER £485,000



ESPC PROPERTY



A truly unique lifestyle opportunity which is remarkably positioned right in the heart of Duns. With the site comprising a very well appointed three bedroom bungalow, large gardens, stable block & yard with paddock, various outhouses & stores, joiners workshop, home office/ studio plus an expanse of parking, opportunities like this are extremely hard to find. The paddock to the rear of the stables extends to around 0.2 acre with an additional smaller paddock located beyond the entrance drive.

### VIEWING INFORMATION

Contact Hastings Legal & Property  
01361 883222



## ABBEY ROW, KELSO, TD5 7JF

OFFERS OVER £450,000



ESPC PROPERTY



Formerly an imposing townhouse in Georgian style, this B listed building is located in an excellent part of the town with a quiet aspect overlooking the grounds of Kelso Abbey. Converted and adapted for office use the property offers excellent space with private parking to the front, and equally would be of interest to develop as apartments or to reinstate the original town house with the relevant permissions. With accommodation over two floors and a basement below, with the original stables or garage to the side providing further development scope subject to the appropriate permissions.

### VIEWING INFORMATION

Contact Hastings Legal & Property  
01573 225999



## 126 ROXBURGH STREET, KELSO, TD5 7DY

OFFERS OVER £435,000

5  3  4  E 

ESPC PROPERTY



Set in a truly majestic spot above the River Tweed, with a panoramic countryside outlook, a spacious and adaptable interior and a beautifully landscaped garden, 126 Roxburgh Street is an impressive family home positioned on a characterful row of period properties, standing proudly to the edge of the popular town of Kelso - and all within a short five minute walk of the infamous cobbled square and host of shops, eateries and amenities.

### VIEWING INFORMATION

Contact Hastings Legal & Property  
01573 225999



## 11/6 MELVILLE PLACE, WEST END, EDINBURGH, EH3 7PR

OFFERS OVER £425,000

3  2  2  D 

ESPC PROPERTY



This is a phenomenal three or four bedroom top floor flat which sits on Melville Place directly opposite Randolph Crescent, a stones throw from Dean Bridge.

This is a fantastic central location with easy access to the cultural and social heart of Edinburgh. Internally the property is in excellent condition and the proportions are simply fantastic. Internal viewing is highly recommended to fully appreciate what the property has to offer.

### VIEWING INFORMATION

By appt. McEwan Fraser Legal 01312532263



# 12A WEST MAIN STREET, ABERLADY, EAST LoTHIAN, EH32 0RF

OFFERS OVER £265,000



ESPC PROPERTY



Located in the heart of picturesque Aberlady, this main-door, duplex flat is arranged over the ground and first floors of a handsome traditional building, and includes two double bedrooms and generous reception space, private southeast-facing rear garden and private parking.

## VIEWING INFORMATION

Tel VMH 0131 253 2964



# 71/19 HARRISON ROAD, EDINBURGH EH11 1EQ

OFFERS OVER £240,000



ESPC PROPERTY



Situated on a quiet residential street in popular Shandon, on the edge of leafy Harrison Park and the scenic Union Canal, this two-bedroom, fourth/top-floor flat is set on the corner of a modern development, enjoying a sunny, open aspect and secure residents' parking.

## VIEWING INFORMATION

Tel VMH 0131 253 2964



## FLAT 16, 5 HAWKHILL CLOSE, EDINBURGH, EH7 6FD

OFFERS OVER £220,000

3  2  1  B 

ESPC PROPERTY



This delightful three-bedroom flat next to Easter Road is in walk-in condition having been well looked after by the current owner.

The property benefits from underground parking and free on-street parking for residents alike.

Early viewing is highly recommended.

### VIEWING INFORMATION

By appt. McEwan Fraser Legal 01312532263



## 35/8 WATERFRONT AVENUE, GRANTON, EH5 1JD

OFFERS OVER £200,000

2  2  1  B 

ESPC PROPERTY



Superb two bedroom second-floor apartment which benefits from two well-proportioned bedrooms, dining kitchen, large lounge, modern bathroom and en-suite shower room to master bedroom. Internally, the property is presented in excellent condition and viewing is highly recommended.

### VIEWING INFORMATION

By appt. McEwan Fraser Legal 01312532263



# FLAT 4, 10 WESTERN HARBOUR MIDWAY, EH6 6PT

OFFERS OVER £199,995



ESPC PROPERTY



A spacious, first floor, two-bedroom apartment in Edinburgh's sought after Western Harbour development, benefitting from a secure carpark and communal garden.

## VIEWING INFORMATION

By appt. McEwan Fraser Legal 01312532263



# 8/11 ELLIOT STREET, EDINBURGH, EH7 5LU

OFFERS OVER £190,000



ESPC PROPERTY



Viewing is highly recommended of this spacious, south-west facing, two-bedroom, second-floor flat in Leith.

This property has been neutrally decorated and is in walk-in condition.

This property benefits from unallocated free residents parking and is situated in a popular, and well maintained development within walking distance from local amenities.

## VIEWING INFORMATION

By appt. McEwan Fraser Legal 01312532263





## 530/5 LANARK ROAD, JUNIPER GREEN, EH14 5DJ

OFFERS OVER £190,000



ESPC PROPERTY



McEwan Fraser Legal is delighted to present this spacious two-bedroom flat in Juniper Green. The property is in walk-in condition having been well cared for by the present owner.

### VIEWING INFORMATION

By appt. McEwan Fraser Legal 01312532263



## 2 WHITEHILL FARM COTTAGES, NENTHORN, KELSO, TD5 7RZ

OFFERS OVER £180,000



ESPC PROPERTY



Nestled into the countryside only a few miles outside Kelso, offering a semi-rural lifestyle with superb southerly views towards the Cheviots, this two bedroom terraced cottage with well-proportioned accommodation is presented in neutral décor and benefits from an abundance of natural light. Externally, the fully enclosed rear garden is peaceful and secluded having been designed for the ease of maintenance. This cottage would be ideally suited for use as a main home but equally could be used as second home/holiday let.

### VIEWING INFORMATION

Contact Hastings Legal & Property  
01573 225999



## 5 MAPLE CRESCENT, KELSO, TD5 8NQ

OFFERS OVER £180,000

2  2  2  N/A 

ESPC PROPERTY



Modern and immaculately presented detached park home which occupies a lovely corner location within this pleasant and peaceful cul de sac. Springwood Village is a highly regarded and sought after retirement village with a minimum age requirement of 45 years. The corner plot location provides a large, fully enclosed garden with woodland backdrop which has been designed with ease of maintenance in mind, in addition to this the property benefits from a detached garage to the side and lengthy private driveway.

### VIEWING INFORMATION

Contact Hastings Legal & Property  
01573 225999



## 7/8 NEWTON STREET, GORGIE, EDINBURGH, EH11 1TF

OFFERS OVER £135,000

1  1  1  D 

ESPC PROPERTY



An excellent opportunity has arisen to acquire this one bedroom, first floor flat, well situated in the Gorgie area of Edinburgh.

This would serve as a perfect base for any professional who requires being in the heart of the city or as a great buy-to-let investment.

### VIEWING INFORMATION

By appt. McEwan Fraser Legal 01312532263



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