

êspc

A light blue tufted sofa is the central focus, adorned with several decorative pillows: a light green one, a large beige and blue circular one, and a beige one with a black geometric pattern. A dark blue, textured blanket is draped over the left side of the sofa. The background shows a bright window with a view of greenery and a large green plant on the left.

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expert advice and the latest
interior trends inside

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When Quality Matters



In the Best of Health

When it comes to regenerating landmark buildings in Edinburgh, AMA Homes has been at the forefront of residential development for over 30 years. Their latest development, Springwell, has seen them rejuvenate a long neglected, former health centre in Gorgie to create 48 new homes.

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 garden, while to the rear there are 6 new family-sized townhouses, each with four bedrooms and a patio garden.

The original Victorian buildings are Grade C listed, so AMA had to work meticulously to repair the stonework and improve the structure to meet modern standards. Several extensions had been added which weren't sympathetic to the original structure. "Replacing these was key to unlocking the site," explains AMA Marketing Director, Behnam Afshar. "We created a variety of property sizes, which opened the scheme to a wide range of prospective purchasers. We've got first-time buyers, young families and retired couples here, which creates a healthy dynamic within a development." That approach seems to have worked, with over 50% of the homes already sold!

Just over a mile away in Murrayfield another AMA development is under construction. "Torwood has similarities with Springwell," says Behnam. "In that both were previously health facilities (Torwood was a care home) and each have magnificent Victorian buildings at their heart."

In the case of Torwood, the building is a superb villa sitting in an extensive garden. The grounds are



Main image: Springwell Above: CGI of a Torwood interior

big enough to accommodate two new pavilion blocks, offering 23 apartments, and 3 further homes, crafted from the original lodge and the former coach house. "We could have divided the main house into several small apartments," adds Behnam. "But that would have lost the character and integrity of the villa, so we chose to create just two exclusive four and five bedroom homes."

One thing's for sure, neither Springwell nor Torwood have looked this good for years!

Prices for the final homes at Springwell start at £317,000 for a one bedroom apartment.

Torwood prices start from £720,000.

For further information or to arrange a viewing contact Behnam on 07967 322 025 or email behnama@amanewtown.co.uk



TORWOOD

www.amahomes.co.uk/torwood-house

Torwood is an exciting new development taking shape in Murrayfield. It consists of 23 luxury, two and three bedroom apartments; a magnificent Victorian villa, remodelled to form 2 four and five bedroom homes; a lodge house; and a converted coach house, creating two further homes.



Prices start from £720,000

For full details call Behnam Afshar on 07967 322 025 or email behnama@amanewtown.co.uk



When Quality Matters

WELCOME

The nights are drawing in, a chill is in the air and autumn is certainly upon us. For many, now is a time to be thinking about moving to a new home, especially if you want to be in by Christmas (which – gulp – is just over 10 weeks away!). If that sounds like you, you'll find everything you need to know about the current property market across Edinburgh, the Lothians, Fife and the Borders in this issue, including the latest House Price Report and a spotlight on Fife's property hotspot Dunfermline, where homes are flying off the market.

We've got plenty of expert advice for you, with Anderson Strathern sharing insights on what you need to know about buying a home with listed status, the team at ESPC Mortgages discussing the rules around buy-to-let mortgages, and Nicky Lloyd of ESPC Lettings giving her expertise on managing a high-end rental portfolio.

Elsewhere in this issue, we take a peep at the Edinburgh home of colour consultant Siobhan Doherty, the talent behind the popular 'Homestead' Instagram account, as she shares her renovation journey with ESPC. Interiors are high on the agenda, with features on Dulux's Colour of the Year 2022 (head to page 46 to

find out what it is) and products inspired by ubiquitous October pumpkins, plus we get a glimpse into the daily life of interior designer and Scotland's Home of the Year judge, Anna Campbell-Jones.

We've also spoken to a range of interiors insiders to get their top tips on updating your home for autumn, whether you're hoping to sell or just settling in for the season ahead, and how adding a garden room can add value to your home, while there's expert articles from John Lewis & Partners and Dobbies Garden Centres too.

As always, there are plenty of stunning properties to take a look at in this issue, while you can find hundreds more each week at [espc.com](https://www.espc.com).



Happy reading.

Laura Mearns
Editor

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A RURAL IDYLL

Searching for a place where you can live the 'good life' in peace and tranquillity – and perhaps even run your own business? This stunning home in the Scottish Borders ticks all the boxes.



A RURAL IDYLL



Many of us have thought about changing our lifestyles in recent times, perhaps starting afresh somewhere new, or swapping the 9-5 for something more rewarding. Goshielaw, a spectacular home on the outskirts of Kelso, offers buyers the opportunity to do just that.

Set in 11 acres of private grounds, including six acres of paddocks, with breathtaking views, Goshielaw presents the ideal opportunity to escape to the countryside and start living your own dream. The home currently operates as a successful boarding kennels business, but would also offer ample opportunity for equestrian business prospects.

This elegant, detached home is an impressive sight, with a sweeping driveway setting the scene perfectly. Entering the property through a tiled vestibule, there's a grand hallway with separate cloakroom, leading to the sunny, bay-windowed dining area. To one side, there's a formal lounge with an attached garden room, ideal for soaking up the sunshine and taking in the views, while to the other side, you'll find a bright and airy breakfasting kitchen, complete with pantry and cosy snug.

The downstairs is as practical as it is picturesque, with a back hallway leading to a boot room, utility room, cloakroom and separate office, as well as plentiful storage space. This hallway also offers access to the double garage.

Upstairs, there's plenty of room for the whole family, with six sunny bedrooms to choose from. The principal bedroom offers a luxurious feel, with extensive wardrobe space, a Juliet balcony and a spacious en suite bathroom with separate shower and bath. The second bedroom also boasts built-in wardrobes and an en suite, which can be accessed by bedroom five thanks to clever jack-and-jill doors.

Outside, there's lush mature gardens to enjoy, plus the modern agricultural barn which hosts the current kennels business. This includes four barns, a tack room and hay store, with plenty of space to accommodate a wide range of business opportunities.

Presenting an ideal opportunity to start afresh and live out a new dream, Goshielaw would make a truly spectacular family home.

GOSHIELAW, BELMONT, KELSO TD5 7QY
OFFERS OVER £825,000
CONTACT: Hastings Legal, call 01573 922603



HOUSE PRICE REPORT: SEPTEMBER 2021

Prices rise most for homes outside of the city, as buyers seek a more relaxed pace of life

KEY POINTS

£275,714
average
selling price

During July - September 2021, the average selling price of homes in Edinburgh, the Lothians, Fife and the Borders rose 4% year-on-year, to £275,714.

106.5%
average percentage
of Home Report
valuation
achieved

Properties achieved an average of 106.5% of their Home Report valuation, up 3% points on 2020.

14 days
median time
to sell

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

July to September 2021 saw continuing high levels of activity on the property market across Edinburgh, the Lothians, Fife and the Borders, particularly from buyers searching for future-proof homes.

The average property selling price rose 4% year-on-year, up to £275,714 from £265,147 in 2020.

Properties in East Fife experienced the largest jump in average selling prices, rising 12.4% to £276,015. This was closely followed by neighbouring West Fife and Kinross, where homes rose by 9.1% to £201,030. Fife has proven particularly popular with buyers searching for extra space and good affordability, with convenient links to Edinburgh.

Homes in Edinburgh saw their average selling price rise by 2.5% to £290,882, properties in the South Western suburbs experienced a 26.2% increase in average selling price, to £402,403, while homes in the City Centre saw a 4.2% reduction, to £320,575.

One-bedroom flats in Dunfermline were the most affordable property type, at £75,070.

Buyers bid an average 106.5% of Home Report valuation during July-September 2021, three percentage points higher than the same time in 2020. 37.6% of homes went to a closing date, up from 27.8% in 2020.

Homes in East Lothian continued to draw the biggest bids, with an average of 110.6% of Home Report valuation paid,

8.4 percentage points higher year-on-year. This was closely followed by East Fife, where homes achieved 110.1%, up 6.4 percentage points.

A higher volume of lower-priced properties came onto the market during July-September 2021. This ties into the evidence of larger numbers of homeowners selling smaller 'starter' properties to secure homes with more versatile accommodation.

The median selling time was just 14 days, seven days quicker than July-September 2020. The Borders proved especially popular with buyers looking for a lifestyle change; homes sold in 13 days, 59 days faster than last year.

Homes went under offer fastest in West Fife and Kinross, with a median time of just 10 days.

Property sales increased 45.4% year-on-year across Edinburgh, the Lothians, Fife and the Borders. Leith boasted the highest volume of property sales; two-bedroom flats here were the most-purchased property, with a 38.9% increase on sales in comparison to 2020.

Buyer demand has been intensified by reduced numbers of available properties, down 31.1% year-on-year. This can be

attributed to an influx of homes listed immediately following the lockdown lifting in June/July 2020. For balance, 2021's figures are 2.18% above 2019's levels, showing that the market is beginning to return to normality.

Paul Hilton, CEO of ESPC, said: "This has been yet another busy quarter for the property market across Edinburgh, the Lothians, Fife and the Borders. We're continuing to see that homes in Edinburgh's suburbs and more rural regions outside of the Capital, such as Fife and East Lothian, are the most in-demand, as buyers look for properties that can offer flexibility in the longer term.

"The volume of available properties is returning to pre-pandemic levels, however, with more buyers searching and less availability, we can expect this to impact figures in the coming months.

"There are higher levels of more affordable homes on the market, meaning that there are still plenty of options for first-time buyers.

"If you are considering buying or selling in Edinburgh, the Lothians, Fife and the Borders, get in touch with your local ESPC solicitor estate agent today."



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and sell homes



properties for sale



sent during September
with My ESPC



THE LOWDOWN ON LISTED HOMES

Fallen in love with a listed property? Graham White, of Anderson Strathern, shares his expert advice on what you need to know about buying a home with listed or conservation status.

East Central Scotland is full of unique properties displaying ample charm and character. Buying one of these homes could be your dream, but there are a few things to be aware of.

Since 2015, Historic Environment Scotland (HES) has been responsible for promoting and safeguarding Scotland's built heritage. Among HES's many duties, it oversees Scotland's listed homes and keeps their heritage intact.

There are around 47,000 listed homes in Scotland, split into three categories. Category A is buildings of national or international importance, special architectural or historic interest which are outstanding examples of a particular period, style or building type. Category B represents regional importance and Category C is local importance. Many of our towns and villages are also classed as conservation areas.

There's a few things that you'll need to consider when buying a listed home, or a property within a conservation area.

- It is essential that your solicitor checks that any existing alterations have been approved by the property's local authority. If not, you, as the new owner, will become liable for correcting any mistakes.

- Looking to make improvements? Check with your local authority, as each council varies in its approach to what is and isn't acceptable in terms of renovations. Alert them of major works such as extensions and internal layout changes, but also minor alterations like cleaning stonework or repainting a door.
- A listed building is noted on a national register of listed properties, searchable on the HES website.
- You may need specialist insurance for the protection and security of your listed home.
- A survey is a very worthwhile expense when buying a listed property. Using a surveyor that specialises in listed buildings give you an idea of what you're taking on, they will advise on things like structure or damp, and assess any underlying issues with the property.

At Anderson Strathern, we have an established network of surveyors, insurance brokers and legal experts that we can introduce clients to at the earliest stages of buying a listed home, all with the aim of keeping the dream of owning a unique home a positive experience.

For more advice from Anderson Strathern, visit andersonstrathern.co.uk or call 0131 270 7700.



LAST CHANCE TO BUY 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, representing the final opportunity to buy at the award-winning development in West Coates.

House hunters can choose from garden level homes that open directly onto the elegant private grounds, breath-taking properties within the building's original chapel or fabulous penthouses with private terraces and views over the Pentland Hills. The wide range of homes include one, two- and three-bedroom homes, with a range of prices suiting different requirements. The meticulous restoration has been carried out by City & Country, the UK's leading developer of historic buildings.

Every high-quality home features exquisite period details, from original windows and shutters to historic beams or fireplaces. Modern living is well catered for, with fully-fitted kitchens complete with contemporary worktops and integrated Siemens appliances. Bathrooms and en suites are complete with stylish Villeroy and Boch sanitaryware and Hansgrohe and Crosswater brassware. Select properties also come with parking in the secure underground car park.

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.

Homes at The Playfair are priced from £425,000 and City & Country is offering to pay up to 100% of LBTT due* on select properties. 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.

BUY-TO-LET MORTGAGES: IS IT ILLEGAL TO RENT OUT WITHOUT ONE?

Looking to rent out your property, but don't have a buy-to-let mortgage? Read the advice from the team of experts at ESPC Mortgages to help you stay on the right side of the rules.

It is legal to rent a property with no buy-to-let mortgage, but only if you own the property outright already, or are a cash purchaser. However, if you do need a mortgage, then you have to be entirely honest with your lender as to what your intentions are for the property.

RESIDENTIAL VERSUS BUY-TO-LET MORTGAGES

Residential mortgages are less expensive and require lower deposits than buy-to-let mortgages. This is because lenders assess a buy-to-let mortgage as a greater risk, simply because the property will be rented out, rather than being owner-occupied.

It therefore stands that if you do need a mortgage to assist with a buy-to-let purchase, then that mortgage needs to be a buy-to-let mortgage.

CONSENT TO LET

There are certain situations when a homeowner may find that they wish to rent out their domestic property for a period of time after they have lived in it. Perhaps they're moving in with a partner, temporarily relocating for work commitments, or even moving abroad with family, but aren't ready to sell their home.

In these circumstances, lenders may consider giving a 'Consent to Let' or 'Permission to Let'. This essentially means that the lender agrees for the homeowner to let out the property for a period of time, usually until the end of any current tie-in period. Each application would be individually assessed and agreed subject

to its own merits and the lender's own terms and conditions at that time.

Certain lenders may charge an administration fee in this regard. Some other lenders can also impose an interest rate levy. At the end of any tie-in period, most lenders would want the mortgage converted to a buy-to-let mortgage if the property is still being rented.

ESPC Mortgages offer expert independent mortgage advice in Edinburgh. If you are interested in finding out more about buy-to-let mortgages, get in touch with the team on fsenquiries@espc.com or 0131 253 2920.



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.



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DAVID WILSON HOMES

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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.

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DUNFERMLINE

The largest town in Fife, Dunfermline is packed with heritage and history, and it's increasingly popular with buyers setting up home. Here's just a few reasons why...

FASCINATING HISTORY SURROUNDS RESIDENTS

Did you know that Dunfermline was a former Capital of Scotland? The reins were handed to Edinburgh in the 1400s, but the architecture of this fine town reveals its illustrious past. Dunfermline Abbey, dating from the 11th century, is particularly remarkable (it's also the burial place of Robert the Bruce). The elegant Carnegie Library and Pittencrieff Park add to the grandeur, while St Margaret's Cave and the Neolithic Standing Stones are standout attractions.

CLOSE LINKS TO EDINBURGH

Just 15 miles from the Capital, it's easy to see why commuters choose Dunfermline. There's easy access to the M90 for the Queensferry Crossing, and driving into Edinburgh takes just 35 minutes. Public transport is good too, with a bus station and two railway stations that have regular links across the country.



Dunfermline Town Hall



THE PROPERTY EXPERT SAYS...

Amanda Newby, from Dunfermline-based Stevenson Marshall, says: “Dunfermline is very popular with a wide range of buyers, with a variety of charming period properties, high-spec new builds and contemporary apartments to choose from, there’s something for everyone. Worth highlighting are the stunning Pittencrieff Park and impressive historic quarter, which features Dunfermline Abbey and Andrew Carnegie’s Birthplace. Add this to its proximity to Edinburgh, and it’s little wonder people are choosing to make Scotland’s ancient capital their home!”



IDEAL FOR FAMILY LIVING

Dunfermline has plenty of schools to choose from, making it a great place to bring up a family. There are 14 primary schools, and the choice of four high schools, including the historic Dunfermline High School, linking back to 1468. Fife College is also located in Dunfermline, with ties to 16 partner universities for degree studies.

PLENTY FOR EVERYONE TO ENJOY

Whatever your hobbies, Dunfermline is more than equipped to keep you and your family busy. Shop ‘til you drop at the Kingsgate Shopping Centre, or take in a show at the famous Alhambra Theatre. Lovers of the great outdoors will find stunning walks and climbs a short distance away, including Loch Leven and the Fife Pilgrim Way trail. Motor enthusiasts can enjoy a trip to Knockhill Racing Circuit, and Waterski and Wakeboard Scotland offers exciting water sports experiences.



Abbot House



Knockhill Race Circuit

AFFORDABLE HOUSE PRICES

Dunfermline has exploded in popularity recently, as buyers take advantage of a reduced commute, and the typically-lower property prices. According to our recent data, Dunfermline’s two-bed flats were one of the most affordable property type across Edinburgh, the Lothians, Fife and the Borders, averaging at £116,705, making it an ideal choice for first-time buyers.

The average property price in Dunfermline is £192,479, while three-bedroom houses cost an average of £219,570. However, prices are rising as the area’s popularity grows; prices rose 8% year-on-year between July and September 2021, and buyers paid an average of 105% of Home Report valuation. The area saw the highest volume of property sales anywhere in Fife, and the demand shows, with 34% of properties going to a closing date, and properties going under offer in a median time of just 10 days. The moral of the story? You’ll need to act fast if you want to make Dunfermline your new home.



Dunfermline Abbey

COSMOPOLITAN CHIC

This stylish city-centre flat offers a prestigious postcode and elegance in abundance



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COSMOPOLITAN CHIC



Searching for a home in the heart of the city? Many buyers dream of finding that perfect property that offers a haven to call home in the buzz of the Capital, and this elegant two-bedroom flat offers the opportunity to have just that.

Located in the prestigious New Town, one of the many perks of this polished property is its enviable setting, within walking distance of Princes Street, Broughton Street and Stockbridge. Perfectly combining the ambience of the city centre with a friendly neighbourhood feel, 140/5 Dundas Street also enjoys direct access to a range of trendy bars, restaurants and boutiques just moments away. Convenient and cool in equal measure, this chic flat would make the ideal home for a young family or those who want to make the most of the city's amenities.

Positioned on the second floor, the property opens to an airy central hallway, with plenty of storage. To the front, there's an elegant lounge with period details including cornicing, original wooden floors and a stylish fireplace, while a large bay window fills the room with natural light. The spacious kitchen-diner is located to the back of the property, and is beautifully finished with a timeless shaker-style kitchen



and modern appliances, plus a large window letting in light in abundance. There's also a sizable shower room, with ample storage and a sleek, contemporary finish.

The property enjoys two double bedrooms; the principal bedroom, at the front of the property, is bright and fresh with plenty of space to relax, while the second bedroom at the rear of the flat, overlooking the shared garden, is likewise light and spacious. There's also a handy box room, which is currently being used as a charming nursery, but could easily become a home office, snug or even a walk-in wardrobe.

Beautifully decorated and presented in turnkey condition, this sophisticated flat is perfectly suited to buyers dreaming of an exciting life in the midst of the Capital.

140/5 DUNDAS STREET, EDINBURGH EH3 5DQ | OFFERS OVER £370,000

CONTACT: Simpson & Marwick, call 0131 253 2171



THEN AND NOW: HOW OUR SERVICES HAVE CHANGED OVER 50 YEARS

Much has changed since ESPC launched in 1971, including the technology and systems we use to help our customers buy and sell their homes.

OUR SHOWROOM

ESPC began in 1971 with the showroom on George Street, which acted as a hub for properties on the market, free information and advice for buyers and sellers.

Today, we're still on George Street (albeit at a different address), and our Property Information Centre remains the go-to destination for those looking for professional property advice and the latest homes on the market. Previously adorned with wall cards, these days we take an eco-friendly approach, with digital ads, customer tablets and printing on request.



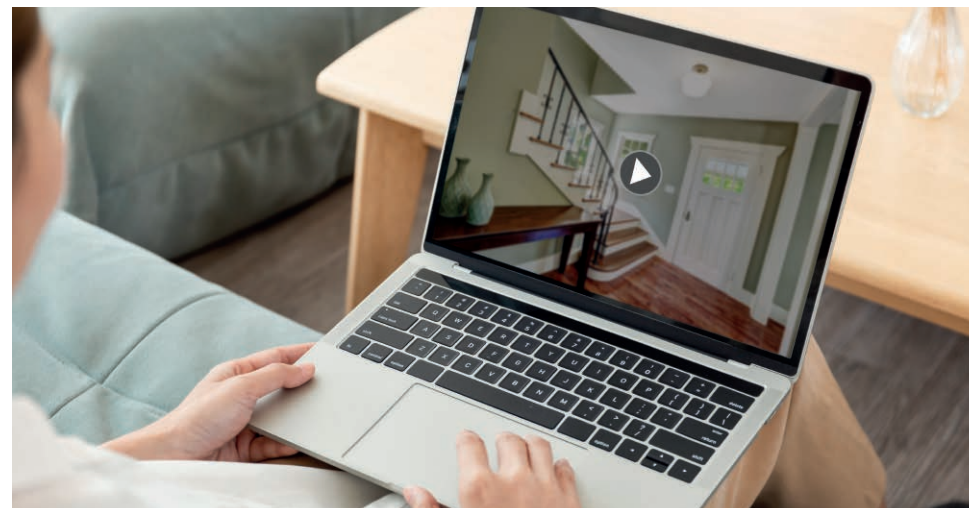
EVENTS AND ADVICE

ESPC has always been known for its events, which offer the public a free, easy way to access up-to-the-minute advice from our members and experts. Our 'Ask the Experts' slots were always popular, allowing people to book a free slot with a property expert in our showroom, while our free property advice phone service was a great way to get answers to any questions home-movers had.

This service has adapted over the years, and we now offer a range of virtual events and webinars for home-movers, while our phone advice services continues to thrive. Our recent series of virtual events, spanning everything from first-time buyers to local property market updates, were incredibly popular and will be a huge part of our future events calendar.



ESPC virtual events and webinars



TECHNOLOGY

Our technology has varied over the years, as huge advancement has meant that we can offer more to home-movers than ever before.

In our early days, we relied on phone calls, posting schedules and paperwork, and inviting movers into the showroom to view properties. These days we have a wealth of technology at our fingertips to help you move home.

In 1997, we launched espc.com, and in 2017 our app was created. Both services are now the first port of call for home-movers across Edinburgh, the Lothians, Fife and the Borders. My ESPC is our online hub, where you can sign up for instant alerts on properties, from the comfort of your sofa.

PRINTED PUBLICATIONS

ESPC has offered a printed publication since 1982, when we launched our weekly ESPC paper - the ultimate place for a property to appear for almost 40 years. In 2010, we launched our luxury glossy title, Premier Living, which focused on homes at the higher end of the market.

In 2020, we decided to discontinue both the ESPC Paper and Premier Living, replacing them with ESPC Magazine.

A CHANGING WORLD

Post-Covid-19, ESPC has had to adapt, and ensure that our members and clients are kept up to date with the latest developments and Government guidance.

Pre-2020, open viewings were the most popular way to view properties, and a property could have 20 or 30 households visit in one afternoon. Today, the thought of this seems incredible, as individual private appointments have rapidly become the norm for viewing properties.

Our technology and advice has developed to support this too; since 2020, we've encouraged our member firms to include virtual tours when listing a property. Virtual tours help prospective buyers make informed decisions about whether to view properties, encouraging a virtual-first approach to viewings that we see continuing into the future.

LUXURY LETS

Nicky Lloyd, Head of ESPC Lettings, shares her expertise on letting out a high-value property.



Whatever the price, we understand that a property is one of the biggest financial commitments you'll have. When this property is of a higher-than-average value (£500,000 and upwards, as a general rule), there can be more at stake when it comes to renting it out.

So what do you need to consider, in order to make sure that your high-value property is a success on the rental market?

Firstly, think about your prospective tenants. A high-value property means that the rent will be considerable, so the condition needs to reflect that. With higher-value rentals, tenants are often older, perhaps with family in tow, and they will expect their home to be of a certain standard.

This means that landlords should ensure the property is in first-class condition, with all furniture, fittings and appliances clean and well-maintained. Fresh redecoration of the property can also be advisable; tenants may intend to live there for the long term, so you should make the property as enticing as possible.

Secondly, it's essential to manage your property effectively. It's understandably a concern for any landlord that its condition may be affected, and this concern can increase in line with the property's value – particularly if your property has listed status, as many in Edinburgh do.

This is where ESPC Lettings can help. Our team of property experts are experienced in handling properties of all values, and work hard to ensure peace of mind for both landlord and tenant. We'll advise you on everything from the inventory to the insurance policies to protect your property.

We'll also market the property appropriately and find the perfect tenants, with a thorough vetting procedure that means you can be confident that your property is in safe hands. ESPC Lettings can provide a full management service, including maintenance, rent collection and just about everything else, so you can relax and let us look after everything.

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.

English Pear & Freesia Collection,
prices from £50, jomalone.co.uk



GOODBYE SUMMER, HELLO AUTUMN

We're loving Jo Malone's new English Pear & Freesia Collection

UPDATING YOUR HOME FOR AUTUMN

Whether you love bright and bold, or pared-back neutrals, every interior scheme can benefit from a seasonal lift. With the autumn setting in, we've spoken to interiors experts, to bring you a host of tips to help you quickly and effectively update your home for the cooler months.



Dixie Morowski, Director at Catalog:

“Thoughtful preparation of your home for the transition from summer to autumn and into the winter months can really affect your wellbeing for the better. It’s a sort of planning for hibernation, embracing the changing of the seasons. Bring nature inside the home, as inevitably you will spend less time outdoors. Consider how your home is lit, pockets of warm, glowing light will brighten your mood through darker days. Add texture and warmth, bring out your favourite blankets and throw them over your bed, sofa or in your favourite reading nook. This is a time of year to welcome hygge, coorie and the urge to cosy up.”



“

“Small updates can often have the biggest impact in a space as you can experiment with colours, textures and pattern throughout the seasons. For autumn, try swapping in cushions and throws in beautiful rich colours such as burnt oranges, deep crimsons or even subtle use of black tones. Preserved and dried foliage is a great way to introduce colour updates to a space without a major overhaul.”

Xander Shreenan,
interior designer at
Dowsing & Reynolds

”

Rebecca Snowden, Interior Style Advisor at Furniture and Choice:

“As summer transitions to autumn and the countdown to Christmas begins, make the switch from bright poppy colours to richer, deeper shades like olive green. Experiment with this peaceful shade and earth tones, introducing them through pillows, throws and wall art. Alternatively, an olive-green accent wall creates a standout backdrop for the coming festive months.”





Susan Doherty, Founder of Life Story:

“As the leaves darken and fall, and the nights draw in, we find ourselves longing for a warm, calm and balanced home. I’m reaching for the candles and blankets, the warming embrace of a favourite blanket on the back of the sofa, just where I need it when the chill comes, and a fresh cushion to complement the home aesthetic and freshen the space for the cosy season.”



“My one top tip for the cheapest but biggest impact when updating your home for autumn would be to paint your living room a really exciting colour. The process of emptying the room to decorate will encourage a re-style and rearrangement of what you have, everything will look different against a new colour. Remember it’s only paint so you can always change it!”

Anna Campbell-Jones, Habitus Design and judge on Scotland’s Home of the Year



Carl Morenikeji, Director at Scaramanga:

“Bring nature into your home this autumn with house plants in simple terracotta pots or repurposed vintage well-bucket planters. Choose easy to care for cacti and succulents and/or larger plants with dramatic shapes and leaves. Mix different styles and sizes and group together for the greatest effect.”



Stephanie Herron, Home Design Stylist at John Lewis & Partners:

“Taking inspiration from the Danish concept of hygge has been popular in the UK for many years, but as we move into autumn, this desire to create a comfortable, cosy and inviting sanctuary still feels very relevant. You may associate hygge with soft throws, extra pillows and scented candles (all still very welcome as the nights draw in!) but it also follows the principles of decluttering. This autumn, invest in some storage containers, drawer dividers and large baskets so that everything has a home. Get rid of any piles of junk that have accumulated over the summer. Buying storage pieces with a natural Scandinavian aesthetic helps create a relaxing space.”



Jessica Plateo, Marketing Manager at Craig & Rose:

“Your front door makes a lasting impression on both you and your visitors, so it’s worth investing some time and attention. Despite it being a small project, good preparation and application will ensure that your new door colour lasts for years to come, and our 1829 Gloss finish is perfect for this job.”

THE A-ZZZZZ OF A GREAT NIGHT'S SLEEP

This month, John Lewis & Partners is sharing tips for creating the perfect bedroom to get a superior night's sleep.

CREATE A RESTFUL SLEEP-SCAPE

Giving proper consideration to your surroundings has taken on more importance since spending more time at home. With home – and even your bedroom – doubling as an office, it's important to create mini zones that can take you elsewhere.

Professional declutterer Chloë Howat recommends tackling your bedside table. "It's the last thing you see before switching off and the first thing when you open your eyes, so it needs to make you feel good. All you really need to keep here are the items you use when you're in bed."

Take a look at the wider room next. "Make sure everything has a home," suggests Chloë. "Categorise items by type – beauty, electricals, books and so on. Then think about how you use the room. Each category should be stored in a location that makes it easy to use. If you're struggling to find a logical place to store

something, then it probably doesn't belong in your bedroom." Then, make sure you've got the right storage. "I love an ottoman bed, especially in smaller rooms where it's not easy to access divan bed drawers," Chloë advises. "Slim, velvet hangers are a great way to make the most of wardrobe space, and drawer dividers are another favourite – compartmentalising large spaces will help you keep them organised."

GIVE WINDOWS THE BLACKOUT TREATMENT

Light pollution can significantly affect how soundly you sleep, and a blind can be your best friend here. "If you're using a roller blind, fix it inside the window recess, then re-roll the blind so the fabric runs behind the top tube and as close to the window as possible," says Kerry Nicholls, Partner & Buyer, Window Decor & Fabrics.

Blackout blinds are a great option too, and the look can be softened with a Roman blind or curtains.



LIGHT IT RIGHT

Embrace a key principle of lighting design, and 'layer' the light in your bedroom. Partner & Lighting Designer July Lin says: "Two types of lights to layer a bedroom should be enough to create a restful effect. A pendant with a shade to diffuse the light will give a soft glow. Choose a dimmable light and bulb – perhaps a smart Philips Hue or Hive one – to help you wind down."

Your second layer of light should be ambient, such as a table or floor lamp with an adjustable head. "A table lamp is great for reading," July says. "Plus if it has an adjustable feature, you can turn the head to face the wall to create a soft, indirect glow – ideal for relaxation."



PICK THE BEST MATTRESS FOR YOU

Your mattress is arguably the most important component of a good night's sleep. "Comfort is key, and how comfortable a mattress feels will depend on factors such as height, weight and age." Annie Bashier, Partner & Assistant Buyer, Beds & Bedroom Furniture tells us.

The old adage that firmer is better is not in fact, true. "Firm isn't always best, especially if you're of a smaller build." says Annie. A general rule of thumb is that the lighter your build,

the softer your mattress should be, so that the mattress contours to your body shape. The larger your build, the firmer your mattress should be as you need more support.

Another thing to watch out for when choosing a mattress is the base of your bed. "Laying your mattress on a solid divan base can give a slightly firmer feel." Annie advises. If you're after a more sumptuous feel, a pocket-sprung divan base or sprung-slatted bedstead will give you extra bounce.



NESTLE INTO DREAMY BEDDING AND PILLOWS

Duvets come in either natural or synthetic fill, and each has its own advantages. "Natural duvets are generally soft and lightweight, and allow your skin to breathe, so you'll stay warm with hardly any weight." says Unna Patel, Partner & Buyer, Bedding. "As well as feather and down options, we stock cotton, silk, wool and bamboo for those who may have allergies or would prefer a vegan option. These are also hypoallergenic and help regulate body temperature."

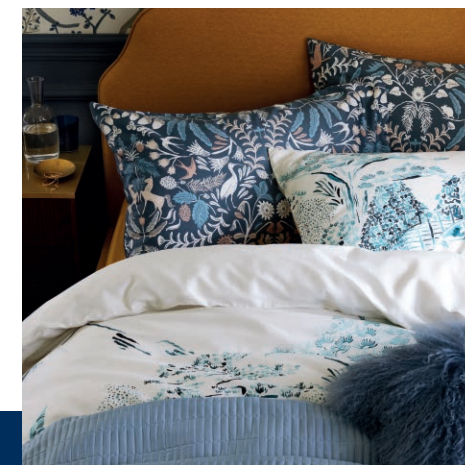
Natural down duvets are incredibly light and warm, however if you prefer to sleep with a little weight on you, build layers with a blanket or throw.

Synthetic duvets are a great alternative for allergy sufferers. They tend to be more durable, and can be washed and dried easily. Our innovative coverless duvet eliminates the wrangle when it comes to changing the bed, plus it's particularly easy to wash and dry.

Weighted blankets are a relatively new addition to the nation's beds. "They can be used by anyone but they really help those

who suffer from a restless night's sleep." says Unna. The idea is that they give the sleeper a 'secure' feeling, promoting relaxation and making it easier to fall asleep. Choose a blanket closest to 10% of your body weight.

When it comes to choosing a pillow, look for one that's recommended for your specific sleep position - front, back or side. "Also consider the height of the pillow as your spine should remain straight when you sleep, so you don't wake up feeling achy." Unna adds. So, if you're a front sleeper for example, look for a low-profile pillow. "Since finding my perfect pillow my sleep has improved vastly." Unna reveals.



MY 9-TO-5

Interior designer and judge on hit BBC show Scotland's Home of the Year, Anna Campbell-Jones, talks us through a day in her life.



Anna Campbell-Jones

Interior designer and TV judge

Image by Andrew Jackson
@cursetheseeyes

WHERE DO YOU CALL HOME?

I live in a main door tenement flat with an epic 10m long hall in the heart of Glasgow's West End, it's been my home for 22 years and I absolutely would not live anywhere else, in any case my sons have forbidden me from ever moving! The wonderful thing about a Glasgow tenement is that they have such great bones, you can really do anything with the interiors. Mine has gradually morphed from minimalist monochrome to maximalist colour explosion. I love being so close to the River Kelvin as well as to the bars, shops and restaurants on my doorstep.

MY DAY STARTS WITH...

My alarm goes off just before 7, I make a cup of tea and start contacting the brilliant tradespeople I work with. I'm not a stalker! This is the best time to speak to them before they are up ladders or under floors, so we can see what they need and plan the day. Then breakfast and it's time to start communicating with clients and suppliers or working on the latest design scheme.



Image by Steven McLaren

MY MAIN RESPONSIBILITIES ARE...

I work on my own so I do everything from design consultation, detailed design drawings and specification and where applicable project management, although I have been doing less of that recently due to filming commitments.

A TYPICAL WORKING DAY INVOLVES...

One day I might be designing a bespoke kitchen, the next I might be on site checking progress on an extension or talking to a newly launched textile designer about their products. I now conduct design consultations via Zoom which has worked incredibly well. In amongst this I have regular communication with TV folk, it's certainly never boring. We are currently planning and casting homes for a

Ltd nearly 6 years ago. Then I was contacted by a production company to be a judge on Scotland's Home of the Year!

THE BEST PART OF MY JOB IS...

I love all aspects of my job but I'm never happier than when drawing up designs for construction, that moment when much discussed concepts start to become realised is always exciting.

MY MOST MEMORABLE CAREER MOMENT IS...

Every job feels like an achievement. I suppose my most memorable career moment would be having reached a point after 30 years in the business where I could be an interior design judge on a TV show.

AFTER WORK I...

Unsurprisingly I am quite a homebody, I love nothing better than cooking for my partner, friends and family and all of us sitting at the table talking 'til the wee small hours. After a long day at work I love to snuggle up with my cat and my tapestry work. My designs are based on photos I have taken of accidentally beautiful urban decay.

IF I WASN'T AN INTERIOR DESIGNER, I'D HAVE BEEN...

When I was a child I really wanted to be an actor, I did get the lead role in a David Puttnam film that was broadcast on Channel 4 but I soon found out it wasn't as glam as I thought it would be and decided aged 13 that I wanted to go to art school and become a designer instead.

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

The best piece of advice I was given was by my tutor at Hounslow College who suggested I apply to Glasgow School of Art, everything wonderful that has happened in my life since then started with that decision.

For more from Anna, visit habitus.design.

SHOTY Christmas special which is ridiculously exciting.

I GOT MY JOB...

I left school in 1987 and did a foundation course in London that helped me to confirm my passion for interior design, I then went to Glasgow School of Art to do a degree in the subject. After I graduated I moved back down to London to work for various commercial interior design practices for 10 years, designing everything from chains of shops to underground trains. When my first boy was born we moved back to Glasgow and I started teaching part time at the old alma mater as well as starting my residential interior design business. This has taken various forms over the years, I set up as Habitus Design

CHIC TWEAKS FOR HALLOWEEN

Give your home a grown-up Halloween makeover with top seasonal trends from Dobbies.

As Halloween celebrations become more elaborate each year, many look to transform their home for the festivities. With a seemingly endless range of Halloween products landing in-stores at this time of year it can be tricky to decide how to pair Halloween with your home. That's why the expert team at Dobbies have come up with some top tips to create the ultimate Halloween look but with a grown-up twist, allowing you to celebrate the spookiest day of the year in pared-back style.

Rebecca Stanton, Stylist at Dobbies, commented: "There's no need to sacrifice style for festivity at Halloween. We know our customers will be looking for ways to celebrate the 31st October but many want to do so in a more sophisticated and understated way."

Follow some of Rebecca's top tips to get the perfect glowing look:



Warm orange hues accompanied by pops of black and accents of gold give subtle hints of Halloween without being too garish, creating the perfect, Instagrammable glow for the season.

Rebecca Stanton, Stylist at Dobbies

WREATHS - NOT JUST FOR CHRISTMAS!



While wreaths may traditionally be associated with Christmas, this year Dobbies has created versions inspired by the traditional colours of autumn and Halloween which can last well beyond the 31st October.

Autumn Oak Wreath, £24.99

BRINGING THE OUTSIDE IN WITH FOLIAGE

Pops of autumnal inspired foliage and miniature pumpkin adorned sprays and garlands can also be used to bring a hint of Halloween to dinner party tablescapes and vase arrangements in a suitably chic way.



Bittersweet Spray, £9.99

GLOW UP WITH LANTERNS

And as the nights draw in, a collection of iron, gold and brass lanterns can be used to create an inviting glow inside or out - perfect for attracting trick or treaters into the evening.

Items from L-R - Slim Gold Iron Lantern, £14.99, Lantern Iron Brass 51cm, £54.99

BOLD BLACK

Halloween is the prime time to showcase darker coloured accessories while still keeping it sophisticated. Bold black items, from candle holders to vases, can give a gothic feel but by contrasting with glitzy golds the look can be balanced and give a glamorous luxe look.



Items from L-R - Cone Black Candlesticks, £6.99, Earthenware Matt Black Vase, £34.99, Earthenware Matt Black Vase 45cm, £39.99



All trends mentioned in this article are catered for in Dobbies stores across Scotland. For more information, please visit www.dobbies.com



Tortoiseshell-style wine glasses, Asda, £7 for 2, asda.com

PUMPKIN SPICE

Snuggle up with cosy shades of terracotta, amber and spiced orange, in rich textures. It's the perfect way to celebrate the start of autumn.



Artur lamp, Pooky, £142, pooky.com



John Lewis x Mother of Pearl duvet cover set, John Lewis & Partners, £125, johnlewis.com



Faux shearling cushion, Asda, £7, asda.com



Copper leaf garland, John Lewis & Partners, £35, johnlewis.com



Candle, Oliver Bonas, £22, oliverbonas.com



Scandi accent chair, DFS, £499, dfs.co.uk

HOME IS WHERE THE HEART IS

Colour consultant, and the person behind the popular 'Homestead' Instagram account, Siobhan Doherty and her husband Rory found their dream home on ESPC, just one street behind the flat they shared in Edinburgh.



In 2017, Siobhan Doherty and her husband Rory started to feel like they might soon outgrow the Murrayfield flat they shared along with their daughter Úna, then aged one. With hopes of expanding their family, the couple tentatively started searching for a place to stretch out and settle down.

Luckily, they didn't have to look far – their ideal home turned out to be the house directly backing on to their flat! A renovation project, Siobhan and Rory weren't daunted by the task at hand. In the four years since moving in, they have transformed the property and added two more daughters to their fold – two-year-old Nora and six-month-old baby Nell - making this place their perfect family home.

What made you want to take that leap from a flat to a house?

Having a one-year-old, we knew we were probably going to outgrow our two-bedroom flat quite quickly. We were happy with our location, but the idea of having our own front door, our own garden and a place to park the pram was beginning to appeal to us more and more.

It was probably the best way for us to buy a new place, as we weren't under pressure to move and were quite laidback about it all.

I love that each room in the house is well-used, and that the layout works well for our little family.



How did you find the house? Did you have specific requirements in mind?

We started looking in March 2017 – it's always in spring that you feel the need to change, isn't it? I spent many an evening scrolling the ESPC website, and we viewed a few flats which were beautiful, but we really wanted to hold out for a house with the view to hopefully extend our family. Our requirements were a period property with lots of character, our own front door, a private garden and a spare room for visiting family, plus we wanted to stay in the west end of Edinburgh.

When I found this house for sale on the ESPC website, a lot of boxes were instantly ticked. Even though it was a neighbouring street to our old flat, we didn't spot the 'for sale' sign, as it wasn't a place we passed by.

How did you know this house was the right one for your family?

We loved it from the moment we first viewed it. It was in terrible condition: damp and old, but it had a lot of charm about it. The upstairs felt very cottage-like, and I could just picture us making a beautiful little girl's room for Úna in one of the bedrooms. The cupola in the landing meant the hallway felt very bright and welcoming, and details like the original corncicing, sash-and-case windows and Edinburgh presses ticked so many boxes. We wanted a project that we could breathe life into again, and that was what we found!



Can you talk us through the renovations you've carried out, and any top tips for aspiring renovators?

In the beginning, we did some structural work; we knocked down a wall to make a big family kitchen-diner, installed a new kitchen and created a new downstairs wet room. We reinstated the partition between the vestibule and the hallway, and created a walk-in closet/office on the upstairs landing, using space gained from the spare bedroom.

We rewired and replumbed the whole house before starting on the decorative work, which included lots of painting, wallpapering, stripping the original pine floorboards and staircase and salvaging cast-iron radiators and mantelpieces.

I'd say that renovators should invest in the big, boring hidden expenses from the beginning as we learned to. We spent our budget on the rewire, damp-proofing, skimming some of the walls and fixing the cupula. When our savings ran out, we made do with things like not skimming some of the walls, and now these are the things that bother me most!



Is there anything left to do to the property?

The final room on our list is the family bathroom. We need to start from scratch, as it's very old and very ugly! After that, we'll look at the exterior of the house, and keep on growing in our garden.

How does your day job as a colour consultant impact your own design decisions, and what's your favourite colour to use in the home?

I help people to choose colours for their homes, but I am most cautious when picking for my own home! I am inspired by Scandinavian design, and I'm drawn to bright, warm neutral interiors, with accents of colour in soft furnishings, furniture and wallpaper. I thrive on creating calm spaces with muted palettes, rather than bold colours.

My favourite colour has always been Farrow & Ball's 'Slipper Satin'. I love using it on woodwork as a much softer alternative to bright white. It's also a very easy, warm,

linen-like colour for walls that makes any space feel cosy, regardless of the light.

What's your favourite thing about your home?

I love that each room in the house is well-used, and that the layout works well for our little family. That said, it would be handy to have attic space for storage, I try to be minimal to combat this, but that can be difficult with three children!

Is there any advice you'd give to buyers searching for something similar?

I know the market at the moment is quite difficult, but keep positive in your search. If you lose out on a property, assume that it wasn't right for you, and the perfect property is still out there. Keep looking, and be realistic with your search requirements. Easier said than done, I know!

You can follow Siobhan's interiors journey on Instagram @home__stead.



Maurin lampshade, John Lewis & Partners, £25, johnlewis.com

BRIGHT SKIES AHEAD

Dulux has announced the Colour of the Year 2022: Bright Skies. An 'airy, fresh tone that opens up and breathes new life into any space', Bright Skies is a soothing, refreshing shade of blue that feels contemporary and cool.



Smoked glass vase, Primark, £6, primark.co.uk



Contemporary blue kitchen, Wren Kitchens, £2,469, wrenkitchens.com



Lazy linen bedding set in cornflower blue, Loaf, £45, loaf.co.uk



Bella Kingsize bed in Windermere cotton velvet, Sofa.com, £1,485, sofa.com



Matt emulsion in Bright Skies, Dulux, from £17.50, dulux.co.uk



Java four-seater velvet sofa in Dulux Colour of the Year 2022, Bright Skies™, DFS, £899, dfs.co.uk



HOW ADDING A GARDEN ROOM COULD ADD THOUSANDS IN VALUE

If you're longing for a bit of extra space or would like to enjoy your garden for longer this autumn, a garden room could tick the boxes while adding extra value to your home.

As autumn sets in, you might be trying to make the most of the last days in the garden before it gets too cold outside. But the end of summer doesn't have to mean the end of enjoying your outdoor space until the spring rolls around. The addition of an insulated garden room could allow you to enjoy the extra space your garden provides in a multitude of ways, even during the winter.

They might seem like a luxury addition but investing in a garden room could add value to your property, as you're increasing the living space and square footage available. Having an extra room that's powered, warm and linked to your WiFi means that you could make the most of precious space that would otherwise go unused for up to six months of the year.

In fact, experts estimate that installing a quality garden room could bring 1.5 times its cost in added value to your home, making them a worthy investment if you have the garden space, and making your home a more attractive proposition when you come to sell.

So, how can you use a garden room? The options are limitless, so you can adapt the space to suit the needs of your family. The obvious choice is turning your garden room into a home office, to create a separate workspace away from the main house, which you can kit out to your specifications and shut the door on at the end of the day. Or perhaps you'd like to create a den for children to enjoy with their friends, ideal if you don't have space for a playroom inside the house.

But it doesn't have to be all about practicality, you could build your garden room to be a fun extra space to indulge your hobbies.

Perhaps you'd like to create a home cinema with a projector and squishy sofas, a home gym where you can work out in peace, or maybe your own personal garden bar where you can socialise with friends.

Tammy Daubney, Sales and Design Manager at Green Retreats explains, "The demand for garden rooms isn't

slowing, as households across the country continue unlocking the underused potential of their gardens well beyond the warmer months. Our garden buildings are fully insulated and take two-five days to install compared to a traditional extension, providing extra space easily and quickly that can be used all year round."

While a garden room might not add as much value to your home as a traditional loft conversion or extension, they take much less time and investment to add to your property, making it a good option for your home.






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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?



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[espc.com/valuations](https://www.espc.com/valuations)

SOUTHLEIGH, 9 HERMITAGE DRIVE, MORNINGSIDE, EDINBURGH EH10 6DA

OFFERS OVER £2,200,000

5  3  4  E 

ESPC PROPERTY



Occupying an exceptionally private and generous corner plot on one of the capital's most exclusive streets within Morningside's historic conservation area, Southleigh is a fine example of Victorian architecture that retains many of its original, beautiful period features.

VIEWING INFORMATION

Viewings Information Tel: 0131 516 5366
propertysales@gilsongray.co.uk



6A/6B WARDIE CRESCENT, TRINITY, EDINBURGH EH5 1AG

OFFERS OVER £1,900,000

6  4  5  C 

ESPC PROPERTY



Covering over 7,641 square feet and occupying a very generous plot, this superior gated villa in highly sought-after Trinity represents the ultimate family home for luxury lifestyles. This exceptional property offers unparalleled flexibility, with five reception rooms and six bedrooms. The south-facing property has multiple, bathrooms, two expansive kitchens, a fully-floored attic with excellent potential, and even a home cinema and gym. There are mature garden grounds and a detached double garage with further accommodation above.

VIEWING INFORMATION

By appt - Contact GG 0131 253 2993



FLAT 57, 1 DONALDSON DRIVE, WEST END, EDINBURGH, EH12 5FA

OFFERS OVER £800,000



ESPC PROPERTY



One of Edinburgh's finest addresses | Stunning duplex apartment | Set in 16 acres of communal grounds | Concierge | 2 parking spaces | Double height sitting/dining room | Kitchen | Utility | Principal bed with dressing & ensuite | Double bed 2 with ensuite | Bathroom

VIEWING INFORMATION

By appt tel Agent 0131 581 5711

SIMPSON
& MARWICK

7 OAK LANE, CORSTORPHINE, EDINBURGH, EH12 6XH

OFFERS OVER £750,000



ESPC PROPERTY



Purdie & Co are delighted to bring to market this truly impressive, listed building, Clermiston Mains (also known as Buttercup Farm), originally the main farmhouse of this area.

VIEWING INFORMATION

By appointment only Tel: 0131 253 2276

Purdie & Co
Solicitors & Estate Agents

38 FENTOUN GAIT EAST, GULLANE, EAST LOTHIAN, EH31 2ES

OFFERS OVER £700,000

5  3  4  C 

ESPC PROPERTY



Generous & stylish detached house | Vestibule | Cloakroom | Hall | Sitting room | Dining room | Kitchen/breakfast room | Utility | Study | Principal bedroom with en suite bathroom | Double bedroom 2 with en suite shower room | 3 further double bedrooms | Bathroom | GCH | DG

VIEWING INFORMATION

By appt tel Agent 01620 532654

SIMPSON
& MARWICK

WHINSTEAD, 5 NEWMAINS HOLDING, ATHELSTANEFORD, EAST LOTHIAN, EH39 5BL

OFFERS OVER £620,000

6  3  3  F 

ESPC PROPERTY



Generous detached house | Mature gardens | Large outbuildings | Vestibule | Hall | Open plan living room/dining room | Kitchen/breakfast room | Utility | WC | Conservatory | Principal bedroom with en suite | 5 further double bedrooms | Bathroom | Shower room | LPG | DG

VIEWING INFORMATION

By appt tel Agent 01620 532654

SIMPSON
& MARWICK

15 ESSELMONT ROAD, NEWINGTON, EH16 5PX

OFFERS OVER £575,000



ESPC PROPERTY



Substantial upper villa comprising livingroom, kitchen/breakfastroom, five well-proportioned double bedrooms (one of which could be used flexibly as a separate diningroom), one en suite showerroom and main wetroom showerroom. There is an extensive floored attic with Ramsay ladder offering fantastic potential for conversion, subject to obtaining all necessary consents and permissions from the Local Authority. Large workshop at ground floor level. Single Garage. South facing rear Garden. Driveway. Partial DG. GCH.

VIEWING INFORMATION

01316671900. mail@deansproperties.co.uk



97 SPOTTISWOODE STREET, MARCHMONT, EH9 1BZ

FIXED PRICE £499,995



ESPC PROPERTY



Recently renovated main door flat offers generously proportioned accommodation. Vestibule and Hall, Sittingroom, Kitchen/Diningroom, Utility 1 - Laundryroom with sink, off the kitchen, Utility 2 - storage and workspace, off the hallway, 2 Double Bedrooms, Bathroom, Showerroom and Boxroom. GCH. Private front Garden. Communal Rear Garden.

VIEWING INFORMATION

01316671900. mail@deansproperties.co.uk



66 LEAMINGTON TERRACE, BRUNTSFIELD, EDINBURGH EH10 4JL

OFFERS OVER £499,000



ESPC PROPERTY



Set on the ground floor of a traditional tenement building in Bruntsfield, within the Marchmont, Meadows and Bruntsfield conservation area, this main-door, three-bedroom, two-bathroom flat enjoys sympathetically-modernised interiors paired with lovely period features. Externally, the flat is accompanied by a private garden as well as a shared garden

VIEWING INFORMATION

Viewings Information Tel: 0131 516 5366
propertysales@gilsongray.co.uk



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 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 location is rather unusual as the property lies within Duns town centre, with all shops and local amenities within only a few minutes' walk.

VIEWING INFORMATION

Contact Hastings Legal & Property
01361 883222



MINT COTTAGE, LONGNEWTON, BY GIFFORD, EAST LoTHIAN, EH41 4JW

OFFERS OVER £425,000



ESPC PROPERTY



Superb end terraced house | Garden | Stunning open views | Hall | Sitting room with open fire & French doors to garden | Dining room/family room | Kitchen/dining room | WC | 3 double bedrooms 1 with en suite shower room | Bedroom 4/study | Bathroom | Ample parking | ECH | DG

VIEWING INFORMATION

By appt tel Agent 01620 532654

SIMPSON
& MARWICK

THE COACH HOUSE, 50 CAMPBELL AVENUE, EDINBURGH, EH12 6DN

FIXED PRICE £419,000



ESPC PROPERTY



This unique semi-detached property enjoys an exclusive setting within a walled shared garden in a leafy residential area of desirable Murrayfield. The two-bedroom property, which comes with secure private parking, boasts a high-spec finish and inspiring, light-filled interiors including exceptional open plan living space.

VIEWING INFORMATION

Viewings Information Tel: 0131 516 5366
 propertysales@gilsongray.co.uk

GILSONGRAY
LAW • PROPERTY • FINANCE

SPRINGFIELD COTTAGE, CARBERRY, MUSSELBURGH, EAST LOTHIAN, EH21 8PZ

OFFERS OVER £410,000

3  3  2  G 

ESPC PROPERTY



Delightful & well presented detached cottage | Hall | Sitting room with wood burning stove | Spacious kitchen | Conservatory/dining room | Two ground floor en suite double bedrooms | Double bedroom 3 | Bathroom | Garden with paved terrace | Garden office | Parking | GCH | DG

VIEWING INFORMATION

By appt tel Agent 01620 532654

SIMPSON
& MARWICK

11 (3F1), BARONY STREET, NEW TOWN, EDINBURGH, EH3 6PD

FIXED PRICE £410,000

3  1  1  D 

ESPC PROPERTY



Extremely stylish 3 bedroom 3rd floor flat | Prestigious location | Tastefully presented & stylish | Charming period features | Bright & generously proportioned | Sitting room | Kitchen/breakfast room | Dining hall | 2 double bedrooms | 1 single bedroom | Bathroom | GCH

VIEWING INFORMATION

By appt tel Agent 0131 581 5711

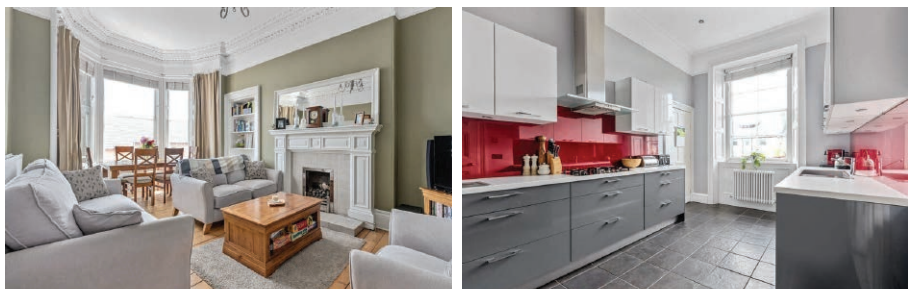
SIMPSON
& MARWICK

15/5 GOLDENACRE TERRACE, GOLDENACRE, EDINBURGH, EH3 5QP

FIXED PRICE £390,000

3  1  2  E 

ESPC PROPERTY



Spacious, tastefully presented 3 bedroom 3rd floor flat | Highly sought after location | Close to the City Centre | Charming period features | Sitting room with bay window | Kitchen/dining room | 3 double bedrooms | Boxroom | Bathroom | GCH

VIEWING INFORMATION

By appt tel Agent 0131 581 5711

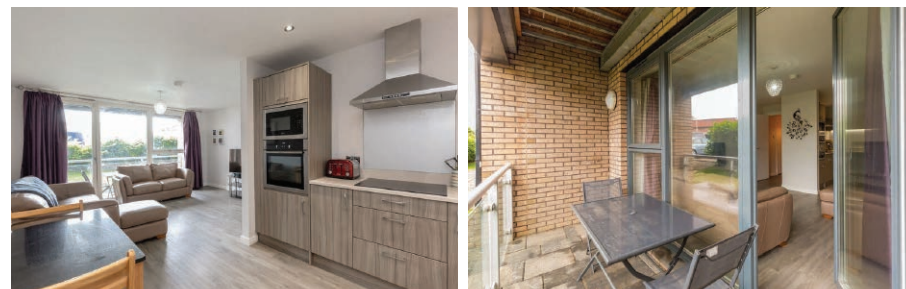
SIMPSON
& MARWICK

48/1 ANNANDALE STREET, NEW TOWN, EDINBURGH, EH7 4FA

FIXED PRICE £349,000

3  2  1  B 

ESPC PROPERTY



Contemporary 3 bedroom ground floor flat | Desirable area close to the City Centre | Private west-facing terrace | Residents' parking | Bright and generously proportioned | Sitting/dining room | Kitchen | Principal bedroom - en-suitel 2 double bedrooms | Shower room | GCH/DG

VIEWING INFORMATION

By appt tel Agent 0131 581 5711

SIMPSON
& MARWICK

32/9 ST. BERNARDS CRESCENT, STOCKBRIDGE, EDINBURGH, EH4 1NS

OFFERS OVER £345,000



ESPC PROPERTY



Forming part of an established modern development in the heart of Stockbridge, 32/9 Saint Bernards Crescent is a well presented two bedroom apartment enjoying open views from the front and rear. The property is within walking distance of award-winning amenities, Inverleith Park, and the city centre, enjoying an enviable position in the New Town conservation area. Furthermore, the home offers generous living accommodation, a contemporary breakfasting kitchen, and a modern bathroom and en-suite shower room

VIEWING INFORMATION

Viewings Information Tel: 0131 516 5366
propertysales@gilsongray.co.uk



26/5 KIMMERGHAME PLACE, FETTES, EDINBURGH, EH4 2GE

FIXED PRICE £300,000



ESPC PROPERTY



Delightful, stylish 2nd floor flat | Secure allocated parking space | Exclusive development | Desirable location | Lift access | Lovely open outlook | Open plan sitting room/dining/kitchen | Principal bedroom - en-suite shower room | Double bedroom 2 | Bathroom | GCH/DG

VIEWING INFORMATION

By appt tel Agent 0131 581 5711

SIMPSON
& MARWICK

15/6 ORWELL PLACE, EDINBURGH, EH11 2AD

OFFERS OVER £295,000



ESPC PROPERTY



Superb 2 bedroom top floor flat | Close to city centre | Part of well-maintained factored development | Sitting room | Fitted kitchen | Principal bedroom with ensuite | Double bedroom 2 | Bathroom | Excellent storage | Shared garden grounds | Permit parking | GCH

VIEWING INFORMATION

by appt tel Agent 0131 581 5711

SIMPSON
& MARWICK

65/5 HOLYROOD ROAD, HOLYROOD, EDINBURGH, EH8 8AU

OFFERS OVER £275,000



ESPC PROPERTY



Superb 2 bedroom 3rd floor flat | Lovely views of Arthur's Seat & Salisbury Crags | Secure allocated parking space | Bright and tastefully presented interior | Lift access | Sitting/dining room | Kitchen | Principal bedroom - en-suite | Double bedroom 2 | Bathroom | GCH/DG

VIEWING INFORMATION

By appt tel Agent 0131 581 5711

SIMPSON
& MARWICK

9/10 NEW CUT RIGG, TRINITY, EDINBURGH, EH6 4QR

OFFERS OVER £265,000



ESPC PROPERTY



Bright and generously proportioned 3rd floor flat | Impressive modern development | Shared gardens | Desirable residential area | Allocated parking space | Lift access | Sitting room | Kitchen/breakfast room | Principal bedroom | En-suite | Double bedroom 2 | Bathroom | IGCH/DG

VIEWING INFORMATION

By appt tel Agent 0131 581 5711

SIMPSON
& MARWICK

ROWANLEA, BRIDGE STREET, COLDINGHAM TD14 5NG

OFFERS OVER £225,000



ESPC PROPERTY



Rowanlea is situated in the very heart of Coldingham, within easy reach of Coldingham Beach and St Abbs, and is a rare opportunity for those looking for that idyllic coastal village lifestyle. The accommodation has a spacious layout perfect for modern living, while the enclosed garden is a peaceful space, great for relaxing and entertaining.

VIEWING INFORMATION

Contact Hastings Legal & Property
01361 883222

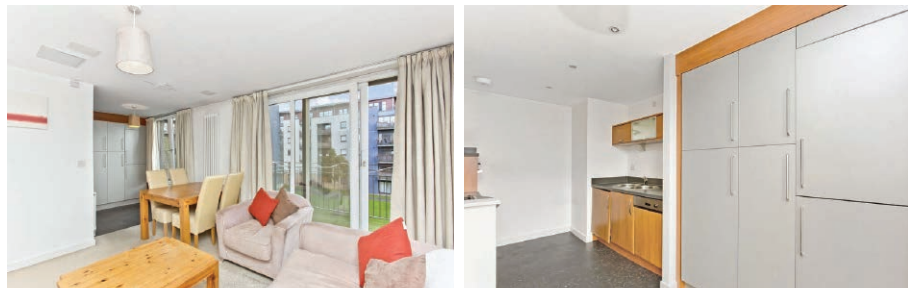
HASTINGS
LEGAL & PROPERTY

19/8 EAST PILTON FARM CRESCENT, EDINBURGH, EH5 2GG

OFFERS OVER £205,000



ESPC PROPERTY



Set on the second floor of a sought-after modern development and boasting a south-facing aspect, this sunny flat enjoys two bedrooms, desirable open-plan living, and two bathrooms, plus access to lovely shared gardens and private parking.

VIEWING INFORMATION

Tel VMH 0131 253 2964

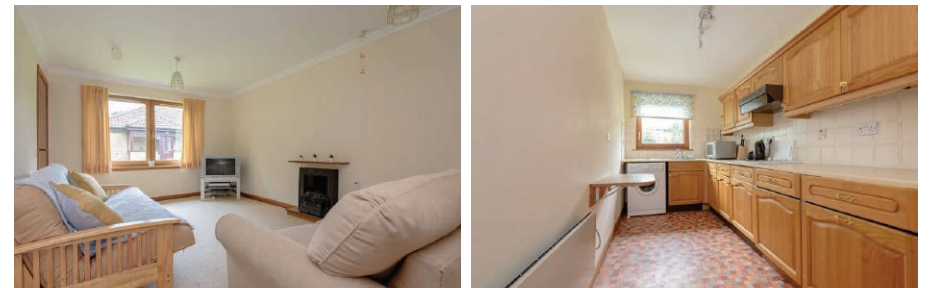


7 MUIRFIELD HOUSE, GULLANE, EAST LoTHIAN, EH31 2EL

FIXED PRICE £180,000



ESPC PROPERTY



Charming 1 bed retirement bungalow with open outlook in sought after development | Welcoming hallway | Living room with walk in cupboard/study area | Kitchen with fitted units and space for table | Double bedroom with fitted wardrobe | Wet room | Patio | Warden | ECH IDG

VIEWING INFORMATION

By appt tel Agent 01620 532654

SIMPSON
& MARWICK

THE
PLAYFAIR

AT DONALDSON'S



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

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