

# ēspc

*property and interiors*



Dream homes  
for sale now

Expert property  
advice

Interior styling  
tips

FREE DECEMBER 2022

# Choose an award-winning home in The Development of the Year



Springwell, an AMA Homes development in Dalry, has just been awarded the prestigious 'Development of the Year' title at The Herald Property Awards.

From stylish apartments in a converted former hospital, to modern 4 bedroom townhouses, Springwell offers a range of buying options. The final release of homes includes two townhouses, a detached lodge and thirteen 1, 2 and 3 bedroom apartments, with prices starting at £305,000.

To see why the judges rate Springwell so highly, arrange a private viewing with Behnam Afshar on 07967 322025 (behnama@amanewtown.co.uk)



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When Quality Matters

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www.amahomes.co.uk/springwell-house



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## Editor's note

Emer O'Toole

Welcome to the December issue!

With Christmas and Hogmanay on their way, we're fully in the throes of the festivities for this edition of ESPC Magazine. If you still have to decorate your home, we share some of the best opulent Christmas decorations. Dobbies reveal how to create a stunning fireplace garland and wreath, plus John Lewis & Partners discuss how to transform the spare room into a cosy haven this festive season.

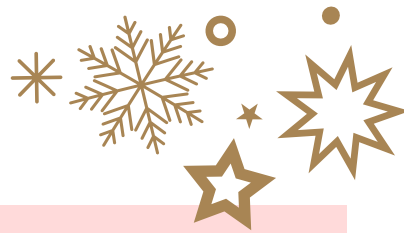
We are looking ahead at the interior design trends to watch out for in 2023, as well as a guide on how to incorporate storage solutions into your home for a festive tidy up.

Of course, we've got our usual mix of expert advice, the latest house price data and an interview with a first-time buyer, plus you'll find dozens of dream homes for sale in our property section. This is topped off by an insight into the market from ESPC solicitor estate agent Gilson Gray and an overview of living in fabulous Fife.

I hope you enjoy this extra-festive edition, and from everyone at ESPC, we wish you a very Merry Christmas and a very happy 2023 – see you next year!

Happy reading!

*Emer*



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# ESPC launches new initiative to raise standards in the property industry

ESPC's charter aims to raise the bar when it comes to the quality of service and expertise from local solicitor estate agents.

In Scotland, solicitors are at the heart of all property transactions and are an essential part of both home buyer and seller requirements. Solicitor estate agents are uniquely placed to assist clients in all aspects of the property transaction and are already committed to doing the best for their clients through the Law Society of Scotland guarantee.

ESPC's new charter sets to push standards higher, with a renewed focus on customer care, client communication, and training and development. Based on independent market research commissioned by ESPC earlier this year, it is clear that being signed up to a charter is important to home sellers, with nine out of 10 respondents rating it as very or quite important when selecting a selling agent.

At the time of writing, a total of 32 solicitor estate agents who are members of ESPC have already committed to the charter and will proactively encompass the charter pledges throughout their operations. The charter allows

these firms to keep ahead of pending regulation of property agents which is a new framework to be introduced for all estate agents in the UK.

Firms have also committed to participating in continuous professional development and high-level training to ensure that they can fully support their clients and provide a first-class service.

The charter encompasses all elements of the property transaction for both home buyers and sellers taking them through each stage of property marketing and the legal process and outlining the high standards that the firm has committed to.

Paul Hilton, ESPC CEO, comments: "Our aim is to make the process of buying and selling property in Edinburgh, the Lothians, Fife, the Borders and Dumfries and Galloway as positive as possible. The new ESPC charter really highlights the commitment that both ESPC and our solicitor estate agents are making to quality and service standards.

"I am delighted that 32 of our member firms have already signed up to the charter. These firms are keeping their clients' desires at the forefront of the property journey and I'm excited for the opportunities that the charter will provide. The Scottish home buying and selling process is far superior to many others and our assistance in further strengthening our solicitor estate agent member firms by providing them with training and additional resources has been very welcomed."



## Festive opening hours

Day/date	Edinburgh Property Information Centre	ESPC Mortgages	ESPC Lettings
<b>December</b>			
Friday 23rd	10am-5.30pm	9am-5.30pm	9am-5.30pm
Saturday 24th	Closed	Closed	Closed
Sunday 25th	Closed	Closed	Closed
Monday 26th	Closed	Closed	Closed
Tuesday 27th	Closed	Closed	Closed
Wednesday 28th	9am-5pm	Email only*	Closed
Thursday 29th	9am-5pm	Email only*	Closed
Friday 30th	9am-5pm	Email only*	Closed
Saturday 31st	Closed	Email only*	Closed
<b>January</b>			
Sunday 1st	Closed	Email only*	Closed
Monday 2nd	Closed	Email only*	Closed
Tuesday 3rd	Closed	Email only*	Closed
Wednesday 4th	10am-5.30pm	9am-5.30pm	9am-5.30pm
Thursday 5th	10am-5.30pm	9am-5.30pm	9am-5.30pm

\*Email [fsenquiries@espc.com](mailto:fsenquiries@espc.com)



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15 Meggetland Terrace, Edinburgh, EH14 1AN      3 bed | 1 bath | 2 reception rooms  
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Those looking for a family home in the city should look no further than this beautiful flat, located on an attractive residential street in desirable Craiglockhart. The semi-detached upper villa has recently been renovated and upgraded by the current owners resulting in an impressive family home.

The stunning 1930s property is entered via a set of stone steps, with the main door opening into a bright hallway that is flooded with natural light thanks to the large roof light and is finished in painted wall paneling and wood parquet style flooring.

Branching off from the hallway, the striking living room can be found at the front of the property, with a standout west-facing bay window and beautiful fireplace. The bold jewelled coloured décor creates an inviting atmosphere.

The large, dual-aspect kitchen has modern cabinets, quartz worktops, a Belfast sink, open shelving and an Edinburgh Press which the current owners are using as a pantry.

The dining room is an excellent entertaining space, accessible both from the kitchen and the hallway creating an enjoyable flow that is well suited to the nuances of family life. This room contains lots of natural light from the large windows, and seating areas.

The flat contains three spacious double bedrooms with built-in storage space. The bathroom is finished in original 1930s tiling.

The property also has two garden areas: one at the side of the property and one at the rear which contains a paved terrace and a main lawn.

Craiglockhart is a desirable location situated south-west of the city centre. It is well known for its close links to Bruntsfield and Morningside, but provides a more relaxed family atmosphere with Easter Craiglockhart Hill nearby. The catchment schools are Craiglockhart Primary School, St Cuthbert's RC Primary School, Tynecastle High School and St Augustine's High. The two main campuses of Edinburgh Napier University are also within easy reach.



# The House Price Report: November 2022

We take a closer look at how the property market performed over the last three months, and consider the recent changes in the financial landscape.

The period of September-November 2022 takes in most of the recent significant changes in the financial market – a 0.75% increase in the Bank of England base rate to 3%, the increasing cost-of-living and rising energy bills – giving us some initial indication of how this has impacted the property market.

Over the past three months, sales volumes across Edinburgh, the Lothians, Fife and the Borders reduced by 7.1% annually, while new property listings were down 2.3%.

Buyers were still keen to secure their next home during this time period with the average selling price across Edinburgh, the Lothians, Fife and the Borders increasing by 8.8% year-on-year to £294,419.

East Fife and West Lothian recorded some of the highest price increases over the last

three months with buyers taking advantage of more affordable homes within easy reach of the Capital. The average selling price for homes in East Fife was £319,633, an increase of 25.2% annually, while property in West Lothian had an average selling price of £251,735, up 13.3% year-on-year.

The City of Edinburgh saw average property selling prices rise 7.8% annually to £308,868. Following a period of high demand for properties in the past year, two-bedroom flats continued to be particularly popular with Edinburgh buyers.

Many popular areas in the City of Edinburgh saw significant rises in average selling prices. The average selling price of one-bedroom flats in Abbeyhill and Meadowbank increased by 17.3% to £189,175. South Queensferry and Dalmeny saw a similar increase (17%), bringing the average selling price in these

**140**  
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Over  
**2000**  
homes for sale

**605,000**  
My ESPC emails  
sent during  
November

areas to £306,347. More modest increases were seen in Portobello and Joppa which saw a rise of 13.1%, bringing the new average selling price to £290,409.

Properties attained an average of 106.9% of their Home Report valuations at sale – 0.2 percentage points higher than the same period last year. Considering that 89.7% of properties sold for at least their Home Report valuation, this further highlights the competitive nature that is still prevalent in the property market in Edinburgh, the Lothians, Fife, and the Borders.

East Lothian properties attained the most over Home Report valuation, with properties achieving 109.5% of their valuations on average – 1.5% lower year-on-year.

This was followed by East Fife and Midlothian where the percentage of Home Report valuation attained was 108.1% and 107.2% (decreases of 1.7% and 0.2% respectively).

The City of Edinburgh continued to be a desirable place to live with the area experiencing the biggest percentage change in Home Report valuation with an increase of 0.9% taking the new average to 106.6%.

The median time for properties to go under offer was 16 days, one day slower than the previous year but still quicker than the pre-Covid norm.

Homes went under offer the fastest in West Fife and Kinross, in a median time of 12 days (one day slower annually). Meanwhile, properties in East Lothian also performed strongly, with a median time of 13 days for an offer to be accepted.

Looking at Edinburgh specifically, homes sold the fastest in the North West of the city with a median selling time of 14 days.

Paul Hilton, CEO of ESPC, explains: “There were significant changes to the financial markets and politically in the period of September-November 2022.

“Despite this, activity levels for this time of year are very close to those seen in 2019, which was really the last year of normality before the pandemic, so this should provide some reassurance to buyers that the market is continuing to perform well despite speculation to the contrary.

“We are seeing continued interest in property across all ESPC areas, with noticeable interest in suburbs and rural locations popular with young families and professionals who want to live somewhere with easy access to the Capital. Edinburgh continues to be a desirable place to live with buyers paying over Home Report value to secure their dream home.

“For those homeowners considering a move next year, this side of Christmas still remains an optimum time to talk to one of our ESPC Solicitor Estate Agents about your sale.

“Securing a buyer in the early part of 2023 puts you in a very strong buying position for the spring market.

“ESPC solicitor estate agents are up to date with what is currently happening in the local market and have the skills and expertise to provide the guidance and support you need.”

Key points

**£294,419**  
average selling price

The average property selling price rose 8.8% year-on-year to £294,419

**106.9%**  
average percentage of Home Report valuation achieved

On average, buyers paid 106.9% of Home Report valuation, up 0.2 percentage points annually

**16 days**  
median time to sell

The median selling time for properties was 16 days, one day slower than the previous year

## Is now a good time to move house?

Lyndsey Beckwith, Area Director of Property Sales at Gilson Gray LLP, discusses what should be taken into account when buying or selling a property in the current climate.

It is no surprise that there is a lot of uncertainty in the property market at the moment – you only have to turn on the news or read the headlines and you wouldn't blame anyone for being nervous about moving house. Whilst there is no denying there is a lot of negative reporting about the cost of living, the property market in Edinburgh and the Lothians is still performing relatively well, in particular the family home sector where there is still a shortage.

If you're selling, viewing levels are lower than the first half of the year but buyers looking for a property are serious and that is who you want viewing your property rather than a lot of people just browsing the market. Buyers now have more opportunity to secure their home with less competition at closing dates (the number of closing dates has decreased from 40% in June to around 32% now) or they are simply negotiating a deal with no competition.

Premiums being achieved over home report are not as high as buyers' budgets tighten. However, we always felt the market would cool a little in the second half of 2022. Unlike the last recession, there is definitely still a good appetite out there for buying and selling.

Activity levels in the last quarter of 2022 are similar to those seen in 2019, the last year of typical market trends, before the pandemic. This should provide some comfort that the market is still moving.

As an ESPC Chartered Firm, we are constantly reviewing the market and looking at our ways of working to ensure we are doing all we can to help potential buyers and sellers secure the right home for them.



If you have any questions about the process of buying or selling a home in Scotland, get in touch with Gilson Gray LLP on 0141 530 2021, gilsongray.co.uk or stop by our office at 29 Rutland Square, Edinburgh, EH1 2BW

## The importance of affordability when choosing a mortgage

Paul DeMarco, an ESPC Mortgages independent mortgage adviser, discusses how to find an affordable mortgage during the cost-of-living crisis.

There's no denying that the economy is facing a range of challenges, but what does this mean if you are getting a mortgage for the first time?

Buying a home is a long-term financial investment so it's important to understand your budget. Speak to an independent mortgage adviser to discuss your options. Historically, how much you were able to borrow was set by income multipliers of approximately four to four and a half times your income. Nowadays, different lenders will lend different amounts, based on your individual circumstances.

How much you can borrow is based on your income minus your monthly commitments, such as regular loan repayments, car finance, credit card balances, maintenance and with most providers, childcare costs will be factored in.

Lenders will also factor in how much deposit you are able to pay. The bigger the deposit, the lower the loan to value which will give you a lower interest rate.

All of these factors will impact how much you can afford to borrow and repay every month.

With interest rates at their highest level now for 15 years, you would be advised to check not just how much you can borrow but how much your potential mortgage repayments will be.

**ESPC Mortgages are here to help**  
ESPC Mortgages can help with all aspects of understanding your budget and applying for a mortgage. Give us a call on 0131 253 2920 or email [fsequiries@espc.com](mailto:fsequiries@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.

The initial consultation with an adviser is free and without obligation. Thereafter, ESPC Mortgages charges for mortgage advice are usually £350 (£295 for first-time buyers).

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED AGAINST IT.**

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## Should you purchase a buy-to-let property in the current climate?

Nicky Lloyd, ESPC's Head of Lettings, shares advice for landlords on whether now is the right time for a buy-to-let property.

**T**he rental market has faced a range of recent changes due to interest rates rising, the cost-of-living crisis, rent freeze legislation and a ban on evictions.

While the impact of these challenges remains uncertain, regardless of any short-term fluctuations in the marketplace, a buy-to-let property is still a sound medium term investment. Plus, with house prices having risen further in the third quarter of 2022 and interest rates rising at their fastest pace since the financial crisis of 2007/8, it is likely that further demand will be put on the private rental sector with potential buyers deterred by steeper mortgage repayments.

### Consider rental yields

With the increased house prices seen in the third quarter of 2022 and rising interest rates, it is likely that more demand will be put on the private rental sector as we see potential buyers choosing to rent.

The private rental sector in Edinburgh saw significant growth during the third quarter of 2022 with the average rent rising by 14.7% to a new all-time high of £1327 per month.

When choosing a rental property, ideally you want to invest in a buy-to-let property which offers a good yield. You should also consider the type of property, the area it's located and the type of tenant you wish to attract.

The best way to work out if a property is a good investment is to speak to a local letting agent

who are experts in the process. Based in the centre of Edinburgh, the ESPC Lettings team of experts can provide sound buy-to-let advice and help you choose the right property based on possible rental yield and many other factors.

### When is the best time to buy a buy-to-let property?

Traditionally, there are more properties on the market in spring so it's a popular time to buy, and it means you will have time to make any changes to the property if you want to have it ready in time for students in September.

However, it is a common misconception that the closer we get to the winter months, the property market goes into hibernation. In fact, fewer property listings mean that the buying process is less competitive.

### Speak to an expert

If you're interested in entering the buy-to-let market or are a landlord looking for advice, a new letting agent or a full property management service, ESPC Lettings can help. As a letting agent based in Edinburgh, we can assist with all stages of renting out a home, from finding the right property to sourcing tenants and property maintenance.

Our team are up to date with what is currently happening in the local market and have the skills and expertise to provide the guidance and support you need during uncertain times.

Get in touch with the team today on [landlord@espc.com](mailto:landlord@espc.com) or 0131 253 2847.

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).

A life

*beside the sea*

A spacious family home in a highly sought-after location in East Lothian.



There has recently been more interest in coastal and rural locations with families who want more space and easy access to the Capital moving to areas like East Lothian. The latest ESPC data shows that East Lothian properties are particularly popular, achieving an average of 109.5% of their Home Report valuations over the last three months.

This spacious four-bed house in the desirable village of Dirleton on the East Lothian Coastal Trail is an ideal family home for those wanting to live in a picturesque location.

The bright garden room is a particularly striking space. It boasts vaulted ceilings, rooflights and bi-fold doors which give easy access to the beautiful south facing garden.

A second living area, complete with a wood-burning stove, flows effortlessly into the kitchen/dining room. With glossy cream units and pale wood-effect worktops this bright kitchen is the heart of the home, central for family mealtimes or entertaining. The space further benefits from a utility room, which leads to the garden.

The main bedroom, which has vaulted ceilings and skylights, contains its own dressing room and en suite with a shower and benefits from a delightful south facing open aspect. There are three more double bedrooms, one of which is currently used as a gym and together they provide a plethora of space for comfortable family living.

The contemporary family bathroom has a bath, separate shower, and good storage in the form of cupboards and shelving.

The quality of living space continues outdoors. The delightful south facing garden has a spacious patio, ideal for entertaining, as well as modern landscaping and a children's play area.

Adding further appeal to those who have embraced hybrid working, this property comes complete with a home office situated in the garden, offering a committed space to work whilst remaining close to home.

Dirleton, situated between Gullane and North Berwick, lies approximately 20 miles east of Edinburgh. The picturesque village has an impressive green, overlooked by the historic medieval 13th century Dirleton Castle with its attractive gardens. Dirleton also has a range of local amenities including shops, popular hotels and bars.



“

This spacious four-bed house in the desirable village of Dirleton is the ideal family home for those wanting to live in a picturesque location.

”



8 Foreshot Terrace, Dirleton, EH39 5DT

4 bed | 2 bath | 2 reception rooms

Offers over £615,000

Selling solicitor: Paris Steele (an ESPC chartered firm), call 01620 532 420

# Living in Fife

From busy market towns to quaint coastal hamlets, Fife has it all, and it's no wonder that the region has seen an influx of new residents.



After two years of increasing demand, there seems to be no end to the desire for starting afresh in Fife with its typically lower property prices, cultural activities and fantastic outdoor activities. But where are the best areas to live in Fife?

## Dunfermline

Dunfermline, Scotland's newest city, is packed with heritage and history, and it's increasingly popular with families and first-time buyers. Just 15 miles from the Capital, it's easy to see why Dunfermline has become a property hotspot. 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.

The city 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. Property prices in Dunfermline are typically lower than Edinburgh (currently £216,154 compared to £312,639 in the City of Edinburgh). According to the latest ESPC data, the most popular type of property in Dunfermline is two-bedroom flats followed by three-bedroom houses.

Lovers of the great outdoors living in Dunfermline 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.

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 Tuilyies Standing Stones (which stand at the roadside a few miles from Dunfermline) are standout attractions.

## Kirkcaldy

The largest town in Fife, Kirkcaldy is popular with commuters thanks to its great links to Edinburgh and Dundee – just 50 minutes by road to either destination. Offering a wealth of great amenities including museums, theatres, art galleries, leisure centres, parks and even an

ice rink, Kirkcaldy is a great place for families in particular with an abundance of schools to choose from, including independent and assisted-learning options, plus Fife College is also in the town.

The town is perhaps best known as the birthplace of Adam Smith – the father of modern economics – and also boasts Europe's longest street fair, the Links Market, which is more than 700 years old.

In terms of family activities, Kirkcaldy has Ravenscraig Park and outdoor adventure playground Cluny Activities.

The average house price in Kirkcaldy is typically below the Scotland-wide average (currently £198,233) making houses and flats for sale in Kirkcaldy an attractive option for many, especially those who are happy to make a short commute.

## Dalgety Bay

With a fantastic location just south of Dunfermline and within easy reach of Edinburgh, Dalgety Bay is a popular option for those looking to live near the seaside in West Fife, offering a more affordable way to enjoy Fife's stunning coastline. The Fife Coastal Path also runs through Dalgety Bay, making it perfect for those who enjoy long walks on the beach.

There are two primary schools in Dalgety Bay: Dalgety Bay Primary School and Donibristle Primary School. It also sits within the catchment area for Inverkeithing High School.

Much of the property style in Dalgety Bay is new build and the town is a regular winner of the Best Kept Small Town title. Its rise in population mirrors its rise in popularity as a coastal commuter town for Edinburgh given its favourable property prices in comparison to those in the capital (£276,829 compared to £312,639 in the City of Edinburgh).

**Cupar**

Cupar is one of the oldest market towns in Fife, but it's increasingly in demand with buyers searching for a more relaxed way of life. Much of Cupar's popularity is thanks to its enviable location, offering great links to Aberdeen, Dundee and Edinburgh by road and rail, easy access to the countryside and just a 20-minute drive to the coast. The average selling price in the town is £222,002.

For outdoor enthusiasts there is The Scottish Deer Centre and two farms: Cairnie Fruit Farm & Mega Maze and Muddy Boots Farm which has a soft play barn, grass sledging, zorbing, pig racing, a quad train, duck racing and a huge sand pit.

**St Andrews**

St Andrews is one of Scotland's most famous seaside locations, perched on the picturesque East Neuk of Fife. It is home to the iconic West Sands Beach, as well as a number of world-renowned golf courses, hotels and the University. St Andrews offers a fantastic selection of properties, along with excellent schooling and a thriving town centre.

St Andrews is renowned as the Home of Golf, with the famous Old Course dating back

some 600 years and the British Golf Museum attracting visitors from all over the world. Other historic landmarks include Blackfriars Chapel, which was built in the 1920s and St Andrews Cathedral.

The town is also known for its university - which includes the Duke and Duchess of Cambridge among its famous alumni.

For families, Craigtoun Country Park - located two miles away from St Andrews - has an adventure playground, trampolines, Fairy Glen, trim trail and a 30ft zip wire.

St Andrews offers a range of properties to suit all tastes, from Georgian flats to stunning country houses. Properties for sale in St Andrews are typically in high demand as the town offers a rare blend of relaxed living, stunning scenery and excellent amenities. As a result, house prices in St Andrews are understandably above the Scottish average (the current average house price, according to ESPC data, is £427,173) and ESPC's local solicitor estate agents will be ideally placed to give you information on all the latest selling prices in the area to help guide you on what to bid when you find the home for you.



St Andrews



Anstruther

**Anstruther**

Another fabulous option for buyers searching for a coastal property is the beautiful Anstruther. Positioned in the sought-after East Neuk, Anstruther is the largest in a string of charming fishing villages in the area and is popular with holidaymakers as well as house-hunters.

Perfectly picturesque, Anstruther is a great choice for downsizers and family buyers looking for a more relaxed pace of life. The average property price here is £282,474.

**Crail**

For those dreaming of a life beside the water, Crail is a fantastic choice. Perfectly positioned on the East Neuk of Fife, just ten miles from St Andrews, Crail is a charming harbour town that has much to offer.

Crail has a particular wealth of beautiful buildings, including many restored and cared for by the National Trust for Scotland, which adds to its picturesque feel. It also has two good local golf courses - Balcomie Links which is one of the oldest golf courses in the world - and Craighhead Links.

Crail is one of the smaller locations on our list, but that only adds to the demand to live in this fashionable postcode where the average property price is £266,140.



Crail

**Glenrothes**

The 'administrative capital' of Fife, Glenrothes has long been a popular choice for buyers of all ages and stages, thanks to its affordability, excellent amenities and strong transport links across Fife and the Central Belt. There's lots to do in this thriving town, with a busy shopping centre, sports and leisure options, and a selection of nationally recognised parks to enjoy.

Glenrothes also offers a variety of property options, making it ideal for many buyers - from town-centre apartments to grand detached homes on the outskirts.

**Find your home in Fife**

Looking for a property in Fife? Contact ESPC on 0131 624 8000, send an email to support@espc.com, or pop into our Property Information Centre on George Street in Edinburgh.

Figures are based on properties marketed and sold through ESPC. Figures relate to the six-month period ending on 30/11/2022.

# Home interior trends

## to look out for in 2023

From bold splashes of colour to clever kitchen storage solutions and minimalism, here's what industry experts expect to see more of next year.

If you're looking for inspiration on how to transform your interiors as you approach another year, or you simply want to refresh some of your décor, we've got some insight for you on the upcoming interior trends for 2023.

### Colour trends

#### Deep green

There's nothing quite like adding a dramatic colour to update your living space and a beautiful rich green is a great choice. Deep green has been a growing trend for kitchen cabinetry lately.

#### Warm peach

While terracotta is having something of a moment, it seems the 70s are back and we can't get enough of shades of orange in general. For those wanting something a little softer, look no further than the gentler hues of Pantone's luscious 'Peach Caramel'. This warm shade would work well in a living room, especially when complemented with accessories or soft furnishings in accent colours such as grey or green.

#### Red

Fiery red is great for creating real wow-factor while at the same time adding warmth for the colder months. For most of us, it is best used as an accent colour and a standout piece of furniture in a brilliant red will be just enough to make the right statement.

"Red pairs well with natural materials such as wooden flooring, chunky wool throws and plant-life to soften the look and create a homely feel. Sitting opposite blue on the colour wheel, red also looks great paired with navy, creating a modern high-end feel." says Adam Brown, Managing Director at The Painted Furniture Company.

#### Pretty in pink

Once confined to little girls' bedrooms and nurseries, pink has been immensely popular since 2014 when 'Millennial Pink', a colour that ranges from pale blush to muted salmon, entered the scene. Pink is a versatile colour that can be used in so many ways. It's great for softening a black interior scheme and also pairs well with gold for a touch of glamour.

#### Mustard

While not as bright as yellow, mustard is a fantastic shade for warming up the home over winter as it features tones of red that make it feel cosy. It is bold enough to use as an accent colour, for example adding a few simple scatter cushions to a grey sofa, or a mustard bookcase to a bedroom is just enough to lift a whole scheme.

### Wallpaper trends

From earthy tones and jungle vibes to biophilic design and ombre, there will be a wallpaper for every home in 2023.

#### Ombre

Ombre designs are fast becoming a favourite trend for 2023. An ombre wall mural is perfect for adding colour to your room without overpowering the space.

#### Monochrome

Monochrome can instantly make any space look chic if you pair it with further white and grey accessories in the form of bedsheets and bedside units. For those who would prefer a pop of colour, use potted green plants or opt for red or yellow cushions.

#### Outdoor living

The jungle trend quietly appeared on the scene a couple of years ago and it rapidly came into our homes during lockdown. We surrounded ourselves with as much nature as possible while we were confined to our homes to keep ourselves connected to the outdoors. The stunning Tranquil Jungle from Wallsauce.com is perfect for transforming your bathroom into an on-trend, nature-inspired escape.

Botanical designs have been around for a long time and they aren't disappearing anytime soon. Botanical or biophilic murals are all about deepening our connection with nature. A botanical wall mural complemented with indoor plants and rattan furniture can really accentuate your space.





## Bathroom trends

Luxury and indulgence remain a key theme for bathroom trends for 2023 but with the added aspect of sustainability. Minimum water usage and how the bathroom elements are produced is very much at the forefront of new products.

### Minimalism

Minimalism remains a core value with walk-in showers, invisible or concealed wastes and built-in wall or vanity units to allow the bathroom to be a retreat rather than just a functional room. Bathrooms are becoming far more sustainable with ways of limiting water usage, sustainably produced products and more space and less clutter.

Basins are now an object of design with sit-on bowl basins popular, with an added splash of colour or texture on or round the basin to add interest. On the theme of minimalism, the trend for taps is to be wall mounted with concealed working, as they are easier on the eye and better for cleaning.

Demand for baths is still strong but usually only in one bathroom per house, whereas showers are more popular in every room or en suite.

### Sustainable luxury

“Continuing on the luxury theme, there is a growing call for walk-through dressing rooms adjoining bathrooms and bedrooms,” says Nicola Whyte, Sales Designer at retailer and designer KI Bathrooms.

“Coupled with a desire for a built-in steam bathroom, these are two luxuries many clients are now prioritising. With the clear health benefits of a home steam room, clients want this located in their own home rather than visiting a spa.”

Minimalism and lack of clutter has extended to bathroom storage, with concealed push open storage spaces created in the wall to store cleaning products and toiletries becoming sought after.

## Kitchen trends

Getting back to nature is one of the main trends for kitchens in 2023. With timbers, earthy tones, warm zoned lighting and a softer look all taking centre stage in kitchen design, the trend is moving away from stark minimalism to warmer, natural looks.

Textured wood finishes or darker kitchen cabinetry contrasted by veined, dramatic chunky worktops will be the predominant design for 2023.

### Warm tones

Although kitchen designs are very individual, the emphasis will be on a darker, yet warmer feel with black taps, timber wood finishes, glass units and open shelving to give a more Scandi feel, along with chunky matt worktops from more natural materials such as Dekton or Silestone. This simpler look will still include all the latest hi-tech appliances to ensure modern living is easier and more efficient.

### Open plan is here to stay

Open plan kitchen designs complete with islands remain the design of choice as family life, entertaining and socialising are all blurred in this heart of the home. Seating remains



casual yet stylish with most kitchens opting for breakfast bars and stools or ‘booth’ or banquette seating fixed to an area which takes up less space and offers wider options.

Carol Cameron, Senior Sales Designer for Kitchen International’s Dundas Street studio in Edinburgh, says: “Kitchen designs continue to veer towards looking less functional and more aesthetic as they extend beyond the cooking areas and into the living, working and dining rooms.

“Top of the list for ‘must-haves’ are drinks cupboards or specific bar areas, open shelving and good vented extraction. Like the last few years, the Quooker boiling water taps are top of the wishlist but now even more multi-functional – dispensing boiling, chilled and sparkling water.”



Make guests feel

# right at home

They'll feel extra welcome this year when you transform the spare room into a cosy haven.



Christmas bedding is a great way to extend the festive trimmings across your home. John Lewis & Partners offer a variety of Christmas bedding styles that range from minimalist patterns such as star patterned duvet cover and pillowcase sets, as well as more obvious prints that include their best-selling John Lewis & Partners winter scene duvet cover set.



Anticlockwise from top: Paddywax fir scented christmas tree candle, £39; Harlequin Perplex Pouffe, Ochre, £150; Nightlife Faux Fur Christmas Stocking, £25; John Lewis Christmas foliage mug, £6





Left: John Lewis Christmas Dogs Cushion, £15

Below: Danish Design Heritage Herringbone Dog Bed, £41.99-£79.99; Quilted velvet stocking, £10



Add some festive flair with this duvet cover set.



Above: Woodland Fable Duvet Cover Set, £60 - £90

Far left: Bronte by Moon Herringbone Throw, Honey, £95; John Lewis Bobbin side table, £79

Find your interiors inspiration at John Lewis & Partners or at [johnlewis.com](http://johnlewis.com)



# Festive opulence

The festive season is the perfect excuse to indulge in a little bit of luxury and glamour, especially when it comes to your Christmas decor. We've gathered some of our favourite products to help you embrace this style in the lead up to the big day.



Agate stone and gold bottle opener and stopper set, £29, [cplights.com](http://cplights.com)



Three candle silver reindeer votive, £29, [luxeology.co.uk](http://luxeology.co.uk)



Golden Bells LED Garland, £29, [ellajames.co.uk](http://ellajames.co.uk)



Gold mirrored oval drinks trolley, £149.95, [melodymaison.co.uk](http://melodymaison.co.uk)



Giant dark smoke and antique copper glass bauble, £19.50, [heavenlyhomesandgardens.co.uk](http://heavenlyhomesandgardens.co.uk)



Miami art deco 200g - bergamot, rosewood and citrus, £30, [candlemeleon.com](http://candlemeleon.com)



Gold metal mistletoe bunch, £42, [coxandcox.co.uk](http://coxandcox.co.uk)



Aspen mountain spruce Christmas tree (pre-lit) 7ft golden grandeur, £450, [coxandcox.co.uk](http://coxandcox.co.uk)

# How to create a stunning fireplace garland with Dobbies

Whether you're looking for new ways to make a statement with your Christmas décor or are seeking the perfect festive alternative to a tree, Dobbies' stunning fireplace garland is the perfect choice to add some yuletide magic to your home.



This glittering display is a guaranteed showstopper and can be made using foliage foraged from your own garden, making it both cost effective and a wonderful Christmas crafting activity to enjoy with the whole family.

Winter greenery will add a pop of life to your home, and you can completely personalise the garland to suit your style, meaning the possibilities are truly endless.

Dobbies' Stylist, Rebecca Stanton gives us a step-by-step guide on how you can create your own magical fireplace garland to make Christmas celebrations this year even more special.

## Creating your wreath



### What you will need

To create your fireplace garland, you will need real conifer foliage and branches to act as your base, floristry green wire, lights, decorations, ribbons, and baubles of your choice.

### Step 1

Cut foliage and longer branches from your garden, or forage these on a winter woodland walk. Here we have used conifer, but you can use any type of evergreen, or mix it up by using a combination of greenery for added texture.

### Step 2

Place the cut branches on your fireplace mantel ensuring you have some longer pieces that can drape down at the front and side. If you have small pieces of foliage, you can secure these to the larger branches with some floristry green wire.

### Step 3

Next, it's time to get creative and begin adding your Christmas décor. We've chosen to add lights and candles to give a lovely warmth to the display. To give your display depth, place accessories of different shapes and sizes amongst the foliage. We've opted for our Micro LED tree, £12.99, Micro LED string lights, £9.99, Embossed smokey black tealight holders, £6.99, Metallic star, £6.99.

### Step 4

The finishing touch is to hang individual baubles from the branches using ribbon. You can really personalise this look to your Christmas colour pallet or the décor in your home. For an eye-catching garland, use stand out baubles and hang them at different heights to create drama and interest! We've opted for baubles from our Moonlight and Sparkle range.



For more festive inspiration, and to browse Dobbies' collections for Christmas 2022, visit [dobbies.com](https://dobbies.com).

# Tenement *reconstruction*

Zak Ritchie gives a glimpse into the process of buying and renovating a two-bedroom tenement flat in Leith, and how ESPC helped him on his buying journey.

**Z**ak and his wife Cassandra set out to find a tenement flat in Edinburgh but they were concerned about getting a mortgage as they had a tricky set of circumstances – Cassandra was doing a PhD and not many mortgage providers would accept her income. After speaking to a few different mortgage advisors, they employed the help of Paul Demarco of ESPC Mortgages to help them with the process.

“Paul found us a good mortgage and he moved mountains to make it happen,” Zak explains. “He’s on the ball and is very precise.”

The couple used the ESPC website to search for properties and eventually found one sold by Deans Properties, one of ESPC’s chartered member firms. They were drawn to the flat because it has garden space and on-street parking.

Zak says: “We were looking for a flat in the city so we browsed the ESPC website looking for the right one.

“We had a budget and this flat was within it. I’m handy so we knew we could renovate it and decorate how we wanted.

We are still currently finding time at the weekends to do that.”

After getting the keys, the couple set to work renovating the property.

What was the renovation process like? Zak started by putting in a new bathroom as the floor was rotting. He also had to undertake a damp course.

They then updated the kitchen space, which involved changing the layout of the room: “There was a weird cupboard/cellar at the base of the kitchen and we have turned it into a storage area where we keep the washing machine.”



Living room (before)



Living room (after)



Zak's favourite part of the flat is the living room as he replaced the large bay window with a door that leads straight onto the south-facing front garden. He says: "It's a fantastic flat and it's unique with the south-facing front garden. We've made the most of the space we've got."

With interest rates rising, many people are worried about renewing their mortgages but Zak, who has just set up his own civil engineering and environmental consultancy company, said Paul managed to find them a good deal.

Zak has some useful advice for first-time buyers: "You should have your finances in

order and be organised with life admin. It makes everything so much easier. Know what you can afford. You should manage your expectations. For a first-time buyer in my 30s like myself a flat in the city is a stepping stone and it's not your forever home. We had to remove the rotting bathroom floor and did a damp course.

"When it comes to choosing a mortgage advisor you should ask around – don't just go with the first person you speak to, especially in this current climate. I have no hesitation in recommending Paul – my sister went to him too."

### Find out more

Got a home buying or selling question? Speak to an expert agent for free! We have a great range of opportunities to speak with a market expert from one of our solicitor estate agent member firms who can give you the answers you need.

A representative from an ESPC solicitor estate agent is available in our Property Information Centre at 107 George Street, Edinburgh every Wednesday and Saturday to answer your questions and help you with your property buying and selling needs.

Pop in on Wednesdays between 12pm and 2pm and Saturdays between 11am and 2pm. And remember, you can still get help outside of these times by calling 0131 624 8000.

### Independent mortgage advisers

Our team of mortgage brokers are experts in the process of buying a house or flat. We can help answer all your mortgage questions and can help you with your home and personal protection needs. Get in touch with the team today by calling 0131 253 2920 or emailing [fsenquiries@espc.com](mailto:fsenquiries@espc.com)



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.

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# Savvy storage solutions

The run-up to Christmas is the ideal time to plan a spring clean, and if you are not sure where to put your belongings, it's worth investing in some clever storage solutions.



Harrison Storage Bed - Powder Blue



Aquanova Liv Wall Storage - Latte

Getting your home in order with practical ways to store your belongings doesn't have to be boring. To make your life easier, we've put together a range of storage solutions for every room of your home.

### Use door space

In kitchens you can use the back of doors for a spice rack or hanging cleaning essentials out of the reach of children. You can also use the back of the door in the bedroom to store accessories, shoes or cosmetics.

Think vertically. There's a lot of wasted space around doorframes so you could build deep shelves to store books or plants.

### Keep it concealed

The best storage ideas for small spaces are the ones you don't notice right away. My Furniture's Aria Coffee Table and Storage Ottoman set can be used to hide away blankets, toys and magazines, or as a footrest.

A tidy bedroom contributes to a sense of calm and can help you sleep better so opt for a storage bed, whether that's an ottoman bed that lifts up with built-in storage underneath, or a bed with drawers. The space can be used to hide away spare bedding, suitcases and clothes. A small chest of drawers also works as a bedside table.

In children's rooms, you can make the most of space by choosing a high sleeper bed with space underneath for a book nook, a desk for homework, or a space to play.

### Think about storage when renovating

If you are renovating your house, think about building storage space into the walls. Cubbyholes in the bathroom wall will create space for all of your toiletries, without using up valuable room around your bath or shower. If you can't fit your pots and pans into your square cabinet, consider installing a corner pullout cabinet system. It will easily open and close.



Buttomed Storage Bench

If there's one place in the home that's difficult to keep tidy, it's the hallway. To tackle the clutter of shoes, coats and umbrellas, think about creating some bespoke cupboard space in the hall to hide it all away.



Vox Tuli Bookcase & Toy Storage in Pastel Green

### Children's bedrooms or playrooms

Children's bedrooms need lots of storage solutions, and they all need to be easily accessible. Try to find ways to make storage multifunctional such as a window seat that also has drawers underneath to store toys or a desk with plenty of hidden storage. IKEA's Komplement Multi-use Hanger is supposed to be used to store scarves and accessories but it could also work for storing small soft toys.

Look for toy storage ideas that can be adapted as your child's needs change. Cuckooland's Vox Tuli Bookcase & Toy Storage has four open shelves to separate toys, games and books.

Make sure toys are easily accessible for children by putting them on shelves at eye-level or in small storage boxes they can easily pull out.

You could also build cabinets around the TV to keep wires and plugs out of sight and give your living room an added storage area.

### Use storage within storage

Adding storage boxes and baskets to drawers and wardrobes for smaller items such as underwear or belts will help keep the space tidy. When it comes to the kitchen, use every inch of space. A thin pull-out cupboard, with multiple shelves or racks, offers the ideal solution and makes food supplies easy to view and reach. Don't forget to use gaps. You could install narrow shelves in the area between the fridge and cupboard to store tins.

### Display your belongings

If you don't mind having some of your clothes out on display, opt for open wardrobe ideas like a clothes rail. Having your clothes visible rather than hidden away in a wardrobe might also make it easier to see what you have and come up with new outfit ideas.

You could also transform a spare piece of wall, or corner of the room, with some intelligently designed, floating storage. My Furniture's Inga floating mirrored shelves offer a useful storage drawer, with a concealed handle underneath, while keeping the floor free from obstruction. Use it for homeworking, as a dressing table or for simply tucking away bits and pieces.

Dimitri Pappas, Director of My Furniture said: "My Furniture has created some new, savvy storage solutions to clear the clutter from home and mind. If you have a spare piece of wall, consider floating storage shelves."

"Our Inga mirrored shelves keep the floor clear and create a striking look, while providing welcome additional storage. A tidy bedroom can help you sleep better, and our range of storage beds free up space and provide a handy storage solution for extra bedding, suitcases and clothes. We've included a gas lift mechanism for easy opening."

With well thought-out storage solutions you can make every inch of your home work for you.

# Heart of the home

This magnificent stag head candelabra, featuring intricate detailing, holds aloft four candles and would be a stylish addition to any table or window ledge.



Stag Head Candle Holder, £110, Annabel James, [annabeljames.co.uk](http://annabeljames.co.uk)

## My 9-to-5

The founder of West Lothian-based **Sebastian Kobelt Chocolatier** shares his daily life and career path.



### Where do you call home?

I grew up in East Germany but I now live in Dalgety Bay. I love it here because I used to work on a cruise ship so wherever I go I need the coast nearby.

The business is based in Linlithgow and I used to live nearby but I have two little boys and the flat wasn't big enough anymore.

### My day starts with...

My alarm goes off at 6am and I get the boys ready then drop them off at nursery. I then go to work and check my emails and production starts from there onwards. I pick up the kids

from nursery when I finish at 5.30pm. I have dinner then put the boys to bed, clean the house and then I go to bed at midnight.

### My main responsibilities are...

There is always some sort of admin, like processing orders, that come in overnight. The online shop and wholesale side of the business became big after lockdown. I also check social media – as a small business I want us to be connected to the customers.

I gave up my shop after the first lockdown. The lease was up and the overheads were weighing on me. Since we moved online, we still have

a lot of local customers who have remained loyal. It's different online – people don't have the same approach, they don't expect the owner to reply to them.

We are flexible with flavours of chocolate in our boxes and this sets us apart. We have to charge a little more as it is artisan and handmade, so it costs more to produce and people understand this.

### A typical working day usually involves...

At this time of year people usually have questions about the Christmas range and how long the shelf life of products are. Customer service and personal interaction are very important to me. People expect the shop to be a chain but it's a small business so it's very important that if people want to speak to me they can.

### I got my job...

I always see myself as a pastry chef first – I started training in Belgium in Michelin star restaurants. With the online shop it's chocolate that sells – we used to sell cakes and patisserie in the shop but that doesn't sell online. We scaled back on the cake side and now specialise in chocolate.

Ten years ago, a chocolate shop was the cheapest and easiest way to set up a business as I only needed an oven, fridge and table.

### The best part of my job is...

I find it very rewarding when I come up with a new flavour combination or design and it evokes a response from customers. I am lucky to have a job that allows me to express myself. One Christmas we had a truffle that had geranium and calamansi (a South East Asian citrus fruit) in it. A young boy bought some for his mum who is from the Philippines and they eat it there. She loved it. Chocolate is nostalgic and can take customers back to their childhood. It gives me a lot of satisfaction to be able to do that.

### My most memorable career moment is...

Last year I was very lucky to represent Germany at the World Chocolate Masters. There are national heats, and the winners compete in the world final. It was a big moment for me because I became a pastry chef as my grandad ran a pastry shop in Berlin. My dad became a vet and my grandfather really wanted one of his grandsons to bake. He saw me competing there – if it's not my proudest moment it's his.



**After work I...**

I would love to find a hobby we can all do together as a family like cycling or hiking but right now my sons are two and three years old and not independent yet. Every few months I take my partner to a nice restaurant – we love Aizle in Edinburgh.

**If I wasn't the founder of Sebastian Kobelt Chocolatier, I'd have been...**

There was never a question of what I was going to do. When I was six in the school holidays I'd spend time in the kitchen with my grandad baking bread so I always knew what I wanted to be when I grew up.

**What's the best piece of career advice you've been given?**

Stick to your guns. In business it's about consistency – changing things a lot is confusing to the customer. It applies to people too. If you're consistent as a person people know exactly what they are up against.

You can find out more about Sebastian Kobelt Chocolatier at [sebastiankobelt.com](http://sebastiankobelt.com)



**About Dalgety Bay**

Located on the coast between Inverkeithing and Aberdour, Dalgety Bay overlooks the Firth of Forth towards Edinburgh and The Lothians. It is the eighth largest place in Fife with a population of just over 10,000.

Much of the property style in Dalgety Bay is new build and the town is a regular winner of the Best Kept Small Town title. If you're looking for more space in comparison to the Capital, and a house with a garden, Dalgety Bay could be an option for you.

**£276,829 average selling price**

**111.2% of Home Report valuation attained**

**The median days to under offer is just seven**

(Figures are based on properties marketed and sold through ESPC. Home Report valuations relate to properties where the Home Report was available on [espc.com](http://espc.com). Figures relate to the six-month period ending on 30/11/2022).

**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?





# TAIGH AN RUBHA, BATTERY ROAD, NORTH QUEENSFERRY, INVERKEITHING, KY11 1JU

OFFERS OVER £925,000



Taigh Na Rubha is an exceptional and exclusive new-build family home that offers substantial accommodation, spanning over 3,994 square feet.

Perfect for luxury lifestyles, the southerly-facing property boasts four reception rooms, four bedrooms, and four bathrooms, as well as a large balcony, wraparound gardens, and generous private parking, including a double garage with a studio flat set above.

## VIEWING INFORMATION

Tel: 0131 253 2236 By appointment



# 18 KIRK BRAE, EDINBURGH, EH16 6HH

OFFERS OVER £699,000



Characterised by Victorian charm, blended seamlessly with contemporary design, this five/six bedroom stone-built semi-detached villa offers a spectacular family home, complete with private gardens and off-street parking. Lovingly upgraded, the property is brimming with period features, including traditional fireplaces and cornicing. Nestled behind a low stone wall and railings, the commanding front door opens into a tiled entrance vestibule, where a glazed internal door provides a glimpse of the welcoming central hall. At the front of the property is an elegant sitting room with a spectacular bay window framed by traditional painted timber panelling, and at the heart of the room is splendid fireplace with cosy log burning stove.

## VIEWING INFORMATION

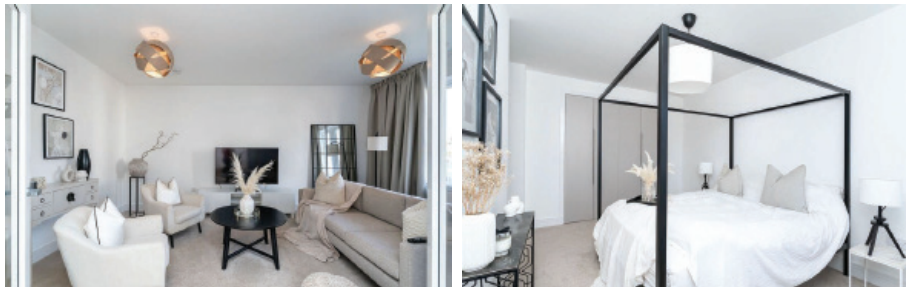
Tel: 0131 253 2994



## 7 DYERS DRIVE, LINLITHGOW, WEST LoTHIAN, EH49 7DF

OFFERS OVER £650,000

5  4  2  B 



Enjoy a contemporary family lifestyle with this five-bedroom detached CALA property in Linlithgow. Boasting contemporary open plan living, the property further benefits from five double bedrooms – two with en suite, private front and back gardens, an integral double garage and driveway.

### VIEWING INFORMATION

By appointment with Coulters on 0131 603 7333

**COULTERS** ©

## 22/1 MERCHISTON PARK, MERCHISTON, EDINBURGH, EH10 4PN

OFFERS OVER £635,000

2  1  2  C 



A fabulous first-floor flat part of a converted detached villa. The property boasts many original features including cornicings, fireplaces and windows. The move-in accommodation comprises: Shared vestibule. Reception hall with storage. Door to rear with steps leading to private rear garden. Superb drawing room with bay window. Feature gas fire. Dining room with feature fireplace. Open access to modern fitted kitchen with appliances. Generously proportioned double bedroom with fitted wardrobes and storage. Further good sized double bedroom. Extensive south-west facing private rear garden with a feature pond.

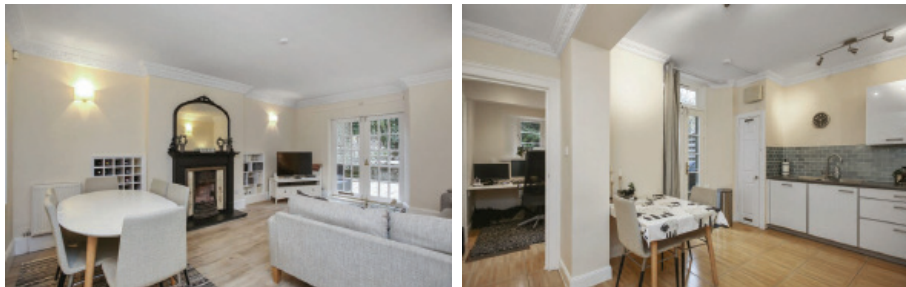
### VIEWING INFORMATION

By appointment call 0131 253 2669



## 15B, CARLTON TERRACE, EDINBURGH, EH7 5DD

OFFERS OVER £620,000



This extremely attractive two-bedroom, A-Listed garden flat has a fantastic location on this Georgian Terrace, in the heart of Edinburgh's New Town. GCH. Private courtyard and rear garden with three cellars. Stakeholder status for Regent Gardens approx. £500 per annum. Permit parking.

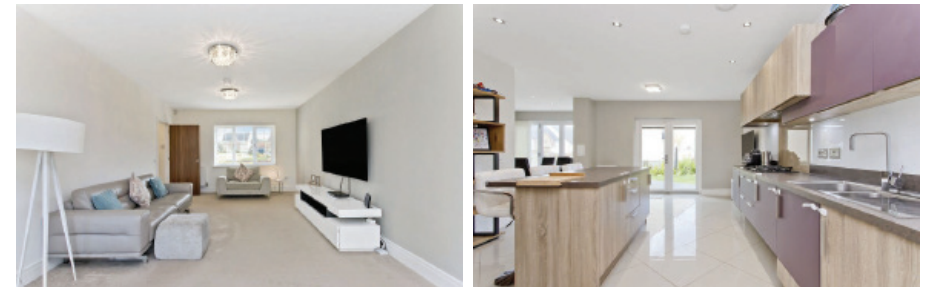
### VIEWING INFORMATION

By appointment please call 0131 253 2885



## 28 PHILLIPS AVENUE, HADDINGTON, EAST LOTHIAN, EH41 3QU

OFFERS OVER £560,000



Forming part of Haddington's prestigious Avant Homes development on the edge of the town, this generous detached house boasts spacious and flexible family orientated accommodation including five bedrooms, a fabulous open-plan living area, and three bathrooms (plus a WC). Externally, the house is accompanied by a spacious garden, a detached double garage, and a private driveway.

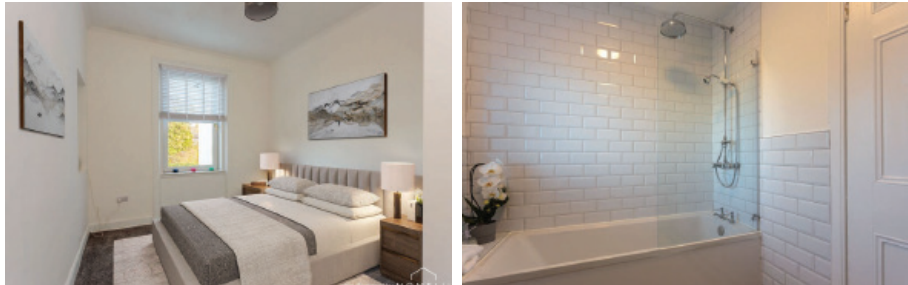
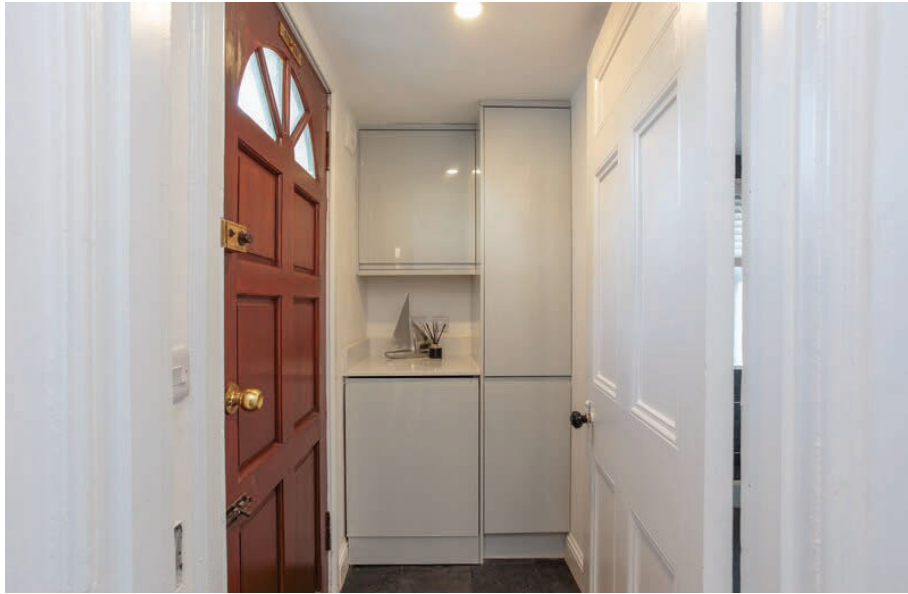
### VIEWING INFORMATION

By appointment through Gilson Gray 0131 253 2993



## 53 MEADOWHOUSE ROAD, EDINBURGH, EH12 7HW

OFFERS OVER £525,000



An exceptional stone built semi-detached family home, perfectly blending period charm and contemporary style. As reflected in the Home Report, this superb property has been renovated to an excellent standard and offers well-proportioned accommodation in turn-key condition.

### VIEWING INFORMATION

By appointment through Neilsons 0131 253 2858



## 77 MARCH ROAD, BLACKHALL, EH4 3PR

FIXED PRICE £515,000



Situated in the exclusive Blackhall area of Edinburgh, this semi-detached bungalow promises to be an outstanding family home. The three-bedroom property is brought to market in true move-in condition, with southeast-facing garden and private parking.

### VIEWING INFORMATION

Contact VMH on 0131 622 2626



## LEET HOUSE, SWINTON MILL, COLDSTREAM, TD12 4JS

OFFERS OVER £475,000

5  4  2  C 



Occupying a large private plot with gardens grounds extending on all sides, Leet House is an incredibly deceptive detached property. Built in 2008, the internal layout offers a great degree of flexibility depending on a buyers requirements - a great prospect for those seeking a modern family home which can easily adapt to the ever changing demands of family life. Lying almost mid-way between Duns and Coldstream, the property commands a lovely rural setting with open views yet remains within easy reach of the surrounding towns and villages.

### VIEWING INFORMATION

Contact Hastings Legal & Property Tel: 01573 922603



## 10/2 ST CATHERINE'S GARDENS, CORSTORPHINE EH12 7AZ

OFFERS OVER £245,000

2  2  1  C 



This two-bedroom, two-bathroom, ground-floor flat forms part of a popular modern development that boasts a quiet position at the end of a cul-de-sac in sought after Corstorphine. Furthermore, it provides private residents' parking and shared gardens.

### VIEWING INFORMATION

Contact VMH on 0131 253 2964



## 6 BROOMLANDS HOUSE, EDNAM ROAD, KELSO, TD5 7SW

OFFERS OVER £225,000



This immaculately refurbished Georgian apartment enjoys a wonderful countryside aspect from an elevated position and strikes an excellent balance between town and country with an array of nearby facilities and Kelso's vibrant town centre within easy walking distance. An ideal home for those in search of stylish yet comfortable accommodation with an ease of maintenance, 6 Broomlands House will no doubt appeal to those lifestyle seekers, downsizers, or indeed as an enviable second home in the central Borders.

### VIEWING INFORMATION

Contact Hastings Legal & Property Tel: 01573 922603



## THIMBLES, MAIN STREET, KIRK YETHOLM

OFFERS OVER £195,000



Thimbles is a striking stone built semi-detached cottage, which was architect built and finished in 2019 to an exacting standard. Adjoining the house is a single garage with electric up and over door which could host a car whilst also providing external storage/useful workshop space. The property enjoys the most fantastic uninterrupted outlooks with views towards Staerough hill, which are maximised and can be enjoyed from the upstairs gallery landing and master bedroom windows. This would make a lovely forever home for someone to downsize to, or equally would be suited as a perfect lock up and leave holiday home.

### VIEWING INFORMATION

Contact Hastings Legal & Property Tel: 01573 922603



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