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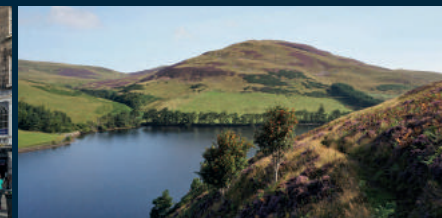
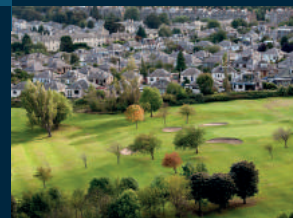


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# Contents



Hello!

Welcome to the March issue of the ESPC Property and Interiors magazine which is packed full of the latest property news and views.

Don't miss our features on the best areas for professionals to live and read our top tips on how to make the most of a spare room. Plus, find out how to sell your home this spring.

## Editor's note

Emer O'Toole

John Lewis & Partners looks at creating a beautiful tablescape for spring celebrations and Dobbies tells you how to grow your own spring menu.

Plus, there's expert advice from our member firms, and our mortgages and lettings experts, as well as a spotlight on some of the best properties on the market.

Happy reading!

*Emer*



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# How ESPC's valuations service can help you sell your home

Looking to sell your home? ESPC's solicitor estate agents can offer you a free valuation service with no obligation.

The first step to selling your house or flat in Scotland is to find out how much it's worth so it is important you find a solicitor estate agent who understands your local area and can guide you through the process.

ESPC solicitor estate agents cover areas across Edinburgh, the Lothians, Fife, the Scottish Borders, central and west of Scotland, and Dumfries and Galloway, and have expertise in your local property market.



## How does a valuation work?

The valuation involves a valuer visiting your property, getting an accurate impression of the condition, layout and any unique features of your property and then providing you with a researched estimate of how much your property is likely to sell for in the current market conditions.

## How much does a property valuation by an ESPC solicitor estate agent cost?

It's free! The service provided by local solicitor estate agents allows you to find out how much your home is worth in the current market with no obligation and without spending a penny.

## Why should you sell your home with an ESPC solicitor estate agent?

Solicitor estate agents who are members of ESPC are all experts in the local property market and will be able to give you an accurate, hassle-free, no obligation valuation on your house or flat.

Our property valuation form allows you to choose a top-performing agent according to what's important to you, including: an agent near you, getting the highest selling price and selling your home quickly

Another benefit of getting a property valuer out to your property is that they will also be able to advise you on preparing your home for sale and your overall selling strategy.

## What about the Home Report?

It's worth noting that in Scotland the Home Report has a substantial impact on the selling price of the property. Most buyers will want to use the Home Report for the purposes of their mortgage valuation and their borrowing will be based on the Home Report valuation and not the asking price or eventual purchase price.

The Home Report is usually produced after the solicitor estate agent's valuation and after sellers have selected their estate agent. It is therefore worth discussing the Home Report process with the valuer and getting an estimate

of what the valuer believes the Home Report valuation will be.

After the valuation appointments, most sellers will then instruct one of the companies that provided a valuation to market their property for sale and to act as their solicitor estate agent throughout the sale.

## How do I arrange a home valuation?

Simply fill out our home valuation form at [espc.com/valuations](http://espc.com/valuations) and we'll put you in touch with one of ESPC's solicitor estate agents to arrange a free valuation with no obligation.





# Luxury living at historic Edinburgh landmark, The Playfair at Donaldson's

Last chance for luxury living in renowned historical residential buildings.



Nearing completion, City & Country is offering the final opportunity to secure the last one, two and three-bedroom conversion apartments and penthouse at its multi-award-winning residential conversion, The Playfair at Donaldson's – one of Edinburgh's most renowned historical residential buildings.

Designed by acclaimed Scottish architect William Henry Playfair this Category A-listed landmark building, formerly Donaldson's School, has been beautifully restored and now offers a range of luxury apartments.

The contemporary apartments boast impressive proportions with natural light optimised through the iconic period windows. Additional renovated features in selected apartments include original doors, cornicing, wainscot panelling and impressive fireplaces. The premium flooring, tiling and integrated appliances are included as standard within the individually designed and bespoke kitchens.

Selected apartments enjoy views to Edinburgh Castle, the West End and the Pentland Hills,

as well as the sweeping lawns and internal courtyard.

Residents also benefit from exclusive access to The Playfair's concierge service, underground parking and 18 acres of open parkland. An array of communal areas, including the Club and Chapel Rooms, feature bespoke wooden panelling, tartan carpets and brass light fittings preserving the historic character of the building.

Situated between Murrayfield Stadium and Princes Street, The Playfair is ideally located for Edinburgh's best restaurants, shops and leisure attractions. The iconic development is a five-minute walk from Haymarket train station and frequent tram services to Edinburgh Airport within 30 minutes.

The final homes are ready to move into now, prices start from £440,000 for a one-bedroom apartment, with the remaining penthouse priced at £850,000. For more information visit [cityandcountry.co.uk](http://cityandcountry.co.uk) or call 0131 341 5102.

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**PLAYFAIR**  
AT DONALDSON'S

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The Playfair at Donaldson's offers luxurious homes in a landmark heritage building, surrounded by glorious grounds. With its city centre location and panoramic views over the Edinburgh skyline, it is the perfect place to take advantage of everything the city has to offer.

Now with savings of up to £20,000\* on selected homes and a variety of schemes designed to help make buying easier, there couldn't be a better opportunity to make The Playfair at Donaldson's your new home. With just a few homes remaining and all the benefits of buying with City & Country, don't miss your final chance to buy at this iconic residence.

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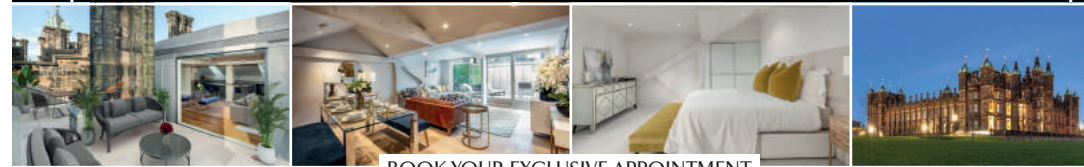
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# *Georgian elegance*

in the New Town

A beautiful three-bed flat in  
the heart of the city





With traditional features, grand proportions and beautiful décor, this stunning three-bedroom flat forms part of a beautiful Georgian building built around 1806. Situated on Union Street, the flat is within the New Town district of Edinburgh, which is a UNESCO World Heritage Site. The city centre is within easy walking distance, along with the bustling Leith Walk.

The standout aspects of the home are its beautiful period features and its spacious rooms. The elegant living room has a traditional fireplace and mantelpiece, six-pane Georgian windows that let in an abundance of natural light and ceiling cornicing. There is a second living room with views to the Firth of Forth and Fife.

The hallway is beautifully decorated and leads into the kitchen which has ample space

for dining and lots of cupboard space.

The flat also contains a double bedroom with fitted wardrobes and bow windows and two smaller bedrooms – one of which has an en suite and views of the Firth of Forth. The home is completed by a modern shower room.

Perfect for those looking to reap the benefits of city living, the property is within easy walking distance of all the amenities the city centre has to offer. The great bars and restaurants of Leith Walk are also just a stone's throw away.

Edinburgh Waverley train station is also nearby. Plus, there are plenty of buses available to transport you to all other areas across the city.

“

This stunning three-bedroom flat forms part of a beautiful Georgian building built around 1806.

”



19/4 Union Street, Edinburgh, EH1 3LR

Offers over £685,000

Selling solicitor: ESPC Chartered Firm Gillespie Macandrew, call 0131 253 2669

3 bed | 2 bath | 2 reception rooms

# The House Price Report: February 2023

We take a closer look at how the property market performed in February 2023 and examine how it is returning to pre-pandemic norms.

Combining the quieter month of December, with the traditional popularity of the market in February, the most recent house price data from ESPC gives a clear overview of how the rising cost of living and financial market changes have impacted the property market in Edinburgh, the Lothians, Fife and the Scottish Borders.

In December 2022-February 2023, new property listings in Edinburgh, the Lothians, Fife, and the Borders were down by 2.7% year-on-year as homeowners waited to see how the market panned out before listing a property for sale.

However, there were some areas that bucked this trend, primarily out-of-town areas and places slightly outside Edinburgh city centre. Dunfermline, Leith and Musselburgh saw rises in new property listings (an increase of 26.3%, 24.6% and 20.4% respectively).

In terms of property sales, volumes across Edinburgh, the Lothians, Fife and the Borders reduced by 19.7% annually.

However, many buyers were still keen to secure their dream home between December 2022 and February 2023, with the average selling price of property across Edinburgh, the Lothians, Fife, and the Borders increasing 2.2% year-on-year to £277,326, despite continued reports of market uncertainty.

By way of context, in December 2018-February 2019, the average house price was £238,263, highlighting the high demand for properties in the past four years has pushed up prices following the Covid pandemic.

West Fife & Kinross recorded some of the highest price increases over the last month with the average selling price rising 15%



annually to £219,292. The average selling price in Dunfermline was £210,896, up 12.7% year-on-year.

The City of Edinburgh saw average property selling prices rise 2.3% to £293,096. Following high demand for homes in the past year, two and three-bedroom properties continued to be popular with Edinburgh buyers.

In December 2022-February 2023, many homes sold for their Home Report valuation or higher, with the average property achieving 103.6% of Home Report valuation at sale. If we compare this to December 2018-February 2019, before the market was disrupted due to Covid lockdowns, when the average property achieved 102.4% of Home Report valuation at sale, we can see that the market is returning to nearer to pre-pandemic norms.

East Lothian properties attained the most over Home Report valuation, with properties achieving 105.7% of their valuations on average – 3.9 percentage points lower year-on-year.

Properties in the City of Edinburgh achieved 103.5% of their valuations on average – a decline of 1.6 percentage points annually.

The median time for properties to go under offer in December 2022-February 2023 was 22 days, four days slower than the previous year. Comparing this to the same period pre-pandemic, homes went under offer in 27 days in December 2018-February 2019.

140

solicitor estate agents

ready to help you buy and sell homes

2000

homes for sale

560,000

My ESPC emails sent during February

In December 2022-February 2023, homes went under offer in East Lothian and West Lothian in a median time of 20 days, six and seven days slower year-on-year respectively.

Paul Hilton, CEO of ESPC, explains: “The market in Edinburgh, the Lothians, Fife and the Borders is continuing to perform well with strong competition for properties and 80.7% of properties selling for their Home Report valuation or higher.

“There has been continued interest in areas such as Leith, Dunfermline and Musselburgh, which are popular with young families and professionals who want homes with more space and good transport links to the city centre.

“The spring market is expected to be busy and there are promising signs that the market is currently continuing to outperform the pre-pandemic levels and other parts of the UK.”

Key points

£277,326

average selling price

The average selling price rose 2.2% year-on-year to £277,326.

103.6%

average percentage of Home Report valuation achieved

On average, buyers paid 103.6% of Home Report valuation, down 2.1% annually.

22 days

median time to sell

The median selling time for properties was 22 days, four days slower than the previous year.



## The best property postcodes for Edinburgh investors

Using the latest rental data from Cylets and house price information from ESPC, Head of Lettings Nicky Lloyd shares the best areas for buy-to-let property in Edinburgh.

If you're considering investing in buy-to-let, the location of your property is probably the most important factor to think about. A great location can attract quality tenants and higher rental rates.

Understanding the kind of yield your property can expect is key to making a great investment – so, combining the latest rental data from Cylets with ESPC's house price information, we can reveal the three postcodes that provided the strongest rental yields during the fourth quarter of 2022.

### EH9: Newington, Marchmont and The Meadows

Homes in EH9 are a great investment opportunity as they have access to green spaces with great transport links into the city centre through bus, walking or cycling. Properties in EH9 are especially popular with the student population of Edinburgh as they are close to the university campuses.

One-bedroom properties in EH9 achieved an average rental yield of 7.5% during Q4 2022, while two-bedroom properties offered a yield of 4.2%.

### EH12: Corstorphine and Murrayfield

Homes in the EH12 postcode performed strongly

during the fourth quarter of 2022, with properties here proving popular with a range of renters.

Located to the west of the city centre, and covering neighbourhoods such as Corstorphine, Murrayfield, Hermiston and Saughtonhall, this postcode offers a variety of homes suited to students, young professionals working in the city and families looking for a home close to good schools and green spaces, plus it offers excellent local amenities and first-rate transport links thanks to the bus and tram routes close by.

Two-bedroom properties in EH12 performed strongest, with an average gross rental yield of 6.8%, while one-bedroom homes had a yield of 6%.

### EH11: Gorgie, Sighthill and The Calders

Properties in suburban and out-of-town areas are becoming increasingly popular and homes in EH11 are a great investment opportunity.

Boasting great access into the city centre through bus or tram, making the area popular with young professionals, locations in EH11 have seen notable renter demand.

Three-bedroom properties in EH11 achieved an average rental yield of 6.2% during Q4 2022, while one-bedroom properties offered a yield of 5.8%.

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.

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# lindsays

## The importance of *making a Will when you cohabit*

Moving in together is an exciting next step but be careful you don't leave your partner, or family, in the lurch.

No one wants to think about death or disaster when moving into a new home, as a couple or family. However, in Scotland the rigid laws about who inherits your property if you die without a Will can have unforeseen consequences.

A Will can help to prevent those unintended consequences and safeguard the future of your loved ones and your home. Even if you already have a Will, it's worth checking that it reflects your current circumstances, including your new home.

So, rather than hope for the best, it's safer to make a Will. It may be the last thing on your mind when you're deciding where to place the sofa and which cupboard to store the teabags in, but it should be on your list of things to do.




**Lynsey Kerr** | Partner  
Private Client Services

lynseykerr@lindsays.co.uk  
0131 656 5721

### What are the risks if you die without a Will when you own a property and cohabit?

- **No automatic rights:** Unlike spouses and civil partners, cohabittees have no automatic right to inherit. Depending on the title deeds, your partner may only be entitled to a partial, or even, no share of the property.
- **Time is ticking:** Your partner may be able to claim on your estate, but only within six months, and family members may contest their claim.
- **Your wishes go unheard:** Alternatively, a cohabitee you never wanted to inherit the property could go to court to claim a share.
- **Loved ones miss out:** Your children, or other chosen beneficiaries, could miss out on an inheritance you wanted them to have.
- **Legal disputes:** Dealing with the risks above could cause distress and expense for your partner or family.

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# Luxury living

in Fife

A stunning four-bed penthouse in Kinghorn







Those looking for luxurious seaside living will fall in love with this fantastic penthouse apartment in Kinghorn in Fife with panoramic views over the beach towards Edinburgh. Forming part of a desirable modern development, the penthouse is just a short stroll away from the high street and Kinghorn golf course which is one of the oldest golf clubs in the world.

The seaside town of Kinghorn stands on the north shore of the River Forth opposite Edinburgh. It has local shopping to suit everyday requirements with more extensive shopping and recreational facilities available at nearby Kirkcaldy.

The train from Kinghorn to Edinburgh takes around 40 minutes, making this an ideal location for people who want to commute to Edinburgh. Driving takes 50 minutes and there is also a reliable local bus service.

The property is entered via a hallway with good storage which leads into a contemporary breakfasting kitchen with sleek black units and white countertops. The spacious living room has a dining area with long windows letting in an abundance of natural light and spectacular views looking across Pettycur Bay beach.

Three of the bedrooms have en suites and two have fitted wardrobes. The property is completed by a stylish family bathroom with chic black and beige tiles, a large corner bath and a modern shower.

The home also comes with two private parking spaces and access to a communal garden.



Flat C, 17 Burntisland Road, Kinghorn, Burntisland, KY3 9TT

Offers over £299,950

Selling solicitor: ESPC Chartered Firm Morgans Property, call 01383 280 427

4 bed | 3 bath

1 reception room

## Why should first-time buyers use a mortgage adviser?

Shirley Mushet, Independent Mortgage Adviser at ESPC Mortgages, gives her tips for buyers at the start of their property journey.



As a first-time buyer, the mortgage process becomes smoother if you do some 'life admin' prior to thinking about a mortgage. Lenders need to know who you are, therefore being able to identify you is very important, so there's a bit of paperwork involved and evidence required.

Make sure your passport is in date, and update your driving licence, wage slips, bank statements and credit agreements (for example, credit cards, loans or car finance) with the correct name and address. Making sure you're on the electoral roll also helps. They sound like simple things, but you'd be surprised how many people don't keep these key details up to date!

Lenders want to know that you can manage your finances before they'll lend. Credit agencies give them the equivalent of your

financial CV – the credit report. You should be aware that your credit score doesn't always reflect what a lender will consider.

Some things to consider:

- Check your credit report, and flag any errors with the provider immediately.
- Keep payments up to date.
- No credit isn't necessarily good credit – lenders want to know that you can manage credit. Getting a credit card, putting a small amount onto it and paying this off every month is a good idea.
- Don't have too much available credit (i.e. big credit limits), as this can cause a lender concern.
- Keep out of your overdraft, as some lenders view this as a lack of financial resilience and a risk to their loan.

Engaging with an ESPC mortgage adviser can help you keep on top of the dynamic world of mortgages and help you get the most competitive product for your circumstances, potentially saving you thousands of pounds. We have access to exclusive lenders and products, so you might get more choice than you would get if you decided to go it alone.

Engage with us early, even before you have started your search for a property, as we can work through affordability, especially how lenders view different income types. Following on from this, we can consider what your monthly mortgage payments might look like. This helps you understand the price range of the properties that you want to consider.

We can explain what the different mortgage products are and explore if they might be appropriate for you. We are seeing that discounted and tracker rate products are prominent with lenders. We can explain how these work, their risks and whether or not they are the right products for you.

Another factor to consider before securing a mortgage is the type of property you are looking to purchase as this can impact the amount the lender is willing to give you. For example, a lot of lenders limit the percentage you can borrow. At ESPC Mortgages, we can help guide you on how a lender will view

your property and how that will affect your mortgage options.

Once you have found your successful property, we apply for the mortgage on your behalf taking the worry and stress out of this part of the process. ESPC Mortgages are used to dealing with lenders' underwriter queries and can tackle this for you, making your application process as efficient as possible.



ESPC Mortgages offer expert independent mortgage advice in Edinburgh. If you are looking for first-time buyer mortgage advice, get in touch with the team on 0131 253 2920 or [fsenquiries@espc.com](mailto:fsenquiries@espc.com)

The information contained in this article is provided in good faith. Whilst every care has been taken in the preparation of the information, no responsibility is accepted for any errors

which, despite our precautions, it may contain. 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.



# Uses for a *spare room*

Spare rooms can often become an unused space or a dumping ground for clutter you don't know what to do with, but they have lots of potential to be a functional space for hosting guests, relaxing or doing hobbies in.

If you've recently moved to a new home with more space, your children have recently moved out or you have an empty attic or garage, you may be wondering what you can do with the excess space. With a bit of creativity and careful planning, you can turn it into a functional room you want to spend time in.



## Guest room

By using subtle styling techniques and being smart with guest beds, the spare bedroom can be transformed from a cluttered space to an inviting room where guests want to come and stay.

Guest rooms are usually clutter-free compared to the main bedrooms in the house and that's one thing that makes them stand out. Add some storage solutions to the space in the form of ottomans which add character and comfort but they are also ideal for storing unwanted clutter or guest favourites such as magazines and blankets.

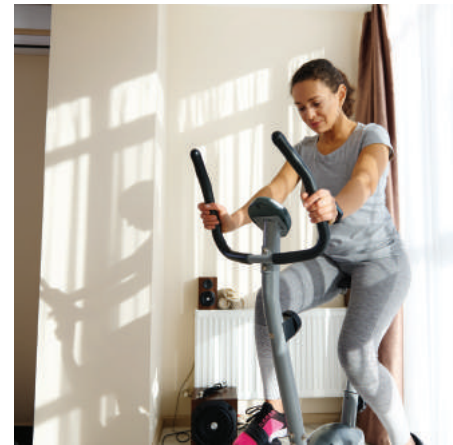
Nesting tables provide plenty of space for drinks, bedside books and accent lighting, and can be tucked within one another to save space when not in use.

If you want your guest room to be versatile, invest in a bed that has storage underneath so you have a place for spare bedding, seasonal duvets and clothes and throws which can be tucked away until needed – and your next guests will never know!

## Home office

After the pandemic more people are working from home so turning your spare room into an office will mean you have an area to focus in with no distractions.

This could also function as a space for children and teenagers to study or do their homework and school projects. All you need to get started is a desk and chair and you could also put some prints on the walls to brighten up the room.



## Gym

You don't need a lot of space or a lot of equipment to build a home gym that works for you. Either put a mat down on the floor or invest in foam tiles to protect your joints while you exercise.

If you're working with a small room, consider versatile equipment like dumbbells, a skipping rope and resistance bands which are easy to store and can be used for a variety of workouts. If you have more space you can add a treadmill, rowing machine, stairmaster and cross-trainer.

It's also worth having a cleaning spray or wipes on hand to wipe down your equipment after use.

## Yoga studio

If you are a yoga fan consider using your spare room as a yoga studio. The key here is to remove all clutter from the room so it is a calming space. Make sure there is enough room to practice and store your mat, yoga blocks and meditation cushion.

Don't forget about the finishing touches like painting the walls a calm colour, adding incense or a diffuser for a relaxing aroma, a mirror to check your form, a speaker for calming music and mood lighting in the form of a salt lamp or dimmable light bulb.



## Dressing room

If you've always dreamed of having your own walk-in wardrobe you could consider turning your spare room into a dressing room. This means your bedroom can become more of a tranquil space as you won't need to store your clothes there.

All you need to get started is a dressing table and some stylish storage such as a clothes rail, a wardrobe and a shoe rack.



### Art studio

If you are creative another option is to create an art or crafts studio where you can be inspired away from all of life's distractions. Add a desk for painting, scrapbooking, knitting or other creative hobbies.

Don't forget to add storage shelves or a trolley for your easels, paint and paintbrushes.

### Games room

Larger spare rooms can be turned into a games room with a pool table, dartboard and table tennis.

Make sure you measure the space so you have room to play easily. You could also add a TV, a games console and a gaming chair.

### Playroom

A playroom can be a fun space for children to develop their imagination and there are endless possibilities on what to add to the room.

You could also attach a hanging rail to the wall for dress-up clothes, a dedicated space where children can paint or draw and display their artwork, as well as a daybed or a trundle bed so the room can be used for sleepovers if needed.

Accessible storage at a child's eye-level will be key to keeping the room organised but try to choose furniture that will grow with your child so the room can be turned into a chill-out space when they are teenagers.

### Cinema space

If you want a dedicated space to curl up and watch a good film, you could convert the room into a cinema space with a large TV or a projector, speakers and comfortable couches. If you want to elevate the room even further, you could paint the walls a dark colour and put blackout blinds up.

### Reading nook

If you love getting into a good book a reading room is the perfect option to make use of your spare room. All you need is a comfy chair, a lamp, a bookshelf and a selection of books you can't wait to read.

### Multipurpose room

If you can't decide what to do with your spare room why not make it a multipurpose space and incorporate a few of the ideas above?

If you still need somewhere for guests to sleep, consider getting a sofa bed because then you can still use the space for a reading nook. You could also add a study corner so the room can still be useful even when you have no visitors.

There are so many ways to repurpose your space and turn it into somewhere attractive and more importantly, useful. The options are endless!



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# The best areas for professionals to live

If you're a professional looking to live in or near Edinburgh, check out our list of the best places to move to.



Edinburgh West End

Mike Towers / Shutterstock.com

Edinburgh is a hotspot for professionals with plenty of jobs, restaurants, museums and green spaces nearby. The 25 to 44 age group was the largest in 2021 with a population of 183,812, and the city has more 30-year-olds than anywhere else in Scotland. (according to the Edinburgh Health and Social Care Partnership).

Professionals are easily catered for with the array of flats available to buy including traditional tenement styles with period features and low maintenance new build developments.

Whether you want to live in the city centre, by the sea or in nearby towns with an easy commute, here are the areas that will best suit professionals.

## West End

Just minutes from the renowned shopping establishments on Edinburgh's George Street and Princes Street, the West End enjoys all the benefits of city centre living without the hustle and bustle. The West End is also one of Edinburgh's most beautiful areas and The West End Conservation Area even forms part of the UNESCO Edinburgh World Heritage Site.

Haymarket Train Station is located within Edinburgh's West End and residents located in the eastern part of the West End are only a ten-minute walk from Waverley Station, where they can take a train to numerous locations across the UK.

The area is also close to green spaces such as Princes Street Gardens, and the Water of Leith Walkway also passes through the West End, via the Dean Village. You can also find the Scottish National Gallery of Modern Art here.

Flats are the most popular type of property in the West End, especially flats in a Georgian or Victorian style.



Stockbridge

## Stockbridge

If you want to combine charming, cobbled streets with easy access to Edinburgh's bustling city centre, then Stockbridge is the ideal location for you.

Stockbridge is just a stone's throw away from Princes Street, next to the New Town and Comely Bank. The actual Stock Bridge was built in 1801 and spans the Water of Leith, making it a popular location for people who want to live somewhere beautiful and rich in history.

There is a good selection of pubs in Stockbridge where you can enjoy a drink with friends. If you're looking for a proper night out, you're a walkable distance from George Street where you will find nightclubs and high-end bars.

Properties for sale in Stockbridge tend to be older as there has been very little new build development in the area. Styles of property include townhouses, tenements and colony houses. There are also mews houses on Circus Lane – a picturesque street in Stockbridge where the colourful garages were once used as horse stables.

The average selling price in Stockbridge is £382,885.



Newington

## Newington

Newington is a great choice for professionals, offering the very best of city living as well as easy access to some of Edinburgh's best outdoor spaces.

It is also just a short hop from the Meadows, a large public park with a children's play park and tennis courts, and Arthur's Seat, an extinct volcano which sits 251 metres above sea level and offers fantastic views over the city.

The average selling price in Newington is £387,523.



Leith

### Leith

In recent years, Leith has become one of Edinburgh's best areas for young professionals as it is home to highly-rated restaurants, some of Edinburgh's best bars, vast green spaces, independent shops and a great selection of property.

The Shore in particular is packed full of great eateries and drinking spots.

Leith is also home to great public transport links. Bus routes connect it to all other parts of the city while Waverley Train Station is handily positioned at the eastern side of town, not far from the top of Leith Walk.

Leith is home to a wide range of flats, including the traditional tenement flats that Edinburgh is known for as well as modern apartments.

The average selling price in Leith is £229,649.

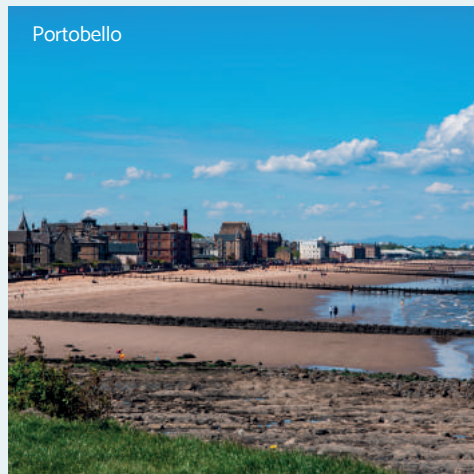
### Portobello

Dreaming of a life beside the sea with good city centre access? Look no further than Portobello which is three miles from Edinburgh city centre along the Firth of Forth.

Portobello boasts a fantastic sandy beach, as well as a plethora of local bars, restaurants, cafes and shops, green spaces, excellent transport links and a friendly community spirit.

People looking for a flat in Portobello are spoiled for choice. There are the traditional tenements, as well as sleek and modern apartments.

The average selling price in Portobello is £305,867.



Portobello



South Queensferry

### South Queensferry

Another seaside option is South Queensferry which is located on the south bank of the Firth of Forth. The town is known for its beautiful views across the Forth and the iconic three bridges. It also has a great range of property to suit professionals, including Victorian houses and modern developments of villas and flats.

Edinburgh can be reached in as little as 10 minutes, meaning South Queensferry offers the ideal balance of tranquil, waterside living with the city close at hand.

The average selling price in South Queensferry is £309,974.



North Berwick

### North Berwick

Often regarded as one of the most desirable places to live in Scotland, North Berwick is positioned on the shores of the Firth of Forth. With beautiful beaches, a bustling high street filled with fantastic local businesses, luxurious hotels and renowned golf courses, plus an easy commute into Edinburgh, North Berwick is an ideal place to put down roots.

The average selling price in North Berwick is £490,795.



Dunfermline

### Dunfermline

Dunfermline in Fife has a population of nearly 60,000 and was awarded city status last year. 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.

It's a popular choice for professionals and first-time buyers due to its reasonable property prices (an average selling price of £210,896 compared to £293,096 in the City of Edinburgh), easy commuting distance to the Capital and Perth, as well as offering a generous selection of employment opportunities in its own right.

Figures are based on properties marketed and sold through ESPC. Figures relate to the three-month period ending on 28/02/2023.



# A guide to selling a property *in spring*

Spring is known as the best time to sell a home with plenty of buyers hunting for the right property. Here are our top tips on how to have a successful sale.



Credit: Wayfair

“There are traditionally more buyers in the spring months so it’s a good time to sell your property.”

**W**ith everyone coming out of winter hibernation, the spring market tends to be the busiest with lighter nights meaning more viewing hours and gardens coming back to life.

### High level of demand

There are traditionally more buyers in the spring months so it’s a good time to sell your property. If you leave it until summer, it could mean that you miss out on buyers.

While there are more properties on the market in spring, meaning more competition, you will have a larger pool of buyers attending viewings.

### Quick sales

Few buyers will want to spend their summer looking for a new home so they will likely want to make an offer and close the sale quickly.

Families in particular tend to look for a home during this time as the tail-end of spring and the beginning of the summer months are a convenient time to move with school-age children.

First-time buyers usually spend Christmas with their families and then start their property search in the new year, putting spring sellers in prime position to appeal to this demographic.

### What will the spring market be like this year?

There are signs the spring market is expected to be busy this year, especially due to clear

indications that the predicted recession is going to be less severe than anticipated, and the market returning to pre-pandemic levels which should result in a more balanced market for buyers and sellers alike.

Having a buyer for your own property puts you in a powerful position when it comes to buying a house compared to buyers who have yet to sell.



### It’s the ideal time for home improvements

If you want to paint your property or carry out DIY tasks before putting your home on the market, the spring months are the perfect time to do it with lighter nights and Easter holidays.



### Appoint a solicitor estate agent

After you have invited selling agents to value your property, you will need to choose one to take you through the rest of the selling process.

ESPC solicitor estate agents are experts in the local property market and can take care of the entire selling process, from marketing the property to the legal process.

They are also duty bound by the Law Society of Scotland guarantee to provide the best service possible to you and work to stay up-to-date with any changing guidance and legislation on selling a property in Scotland.

ESPC Chartered Firms have committed to providing an even higher level of service. From clear, transparent pricing, to regular feedback and consistent points of contacts, chartered firms offer their clients a little more. They also

prioritise training and development to ensure that they can stay in a market leading position, offering high quality, customer-focused service.

### How do you get your home ready to sell in spring?

Before you put your home on the market, you should make sure that it's in the best condition possible. You should try and remember what attracted you to the property initially and enhance those areas to show the property in its best light.

First impressions count so spruce up your entrance, dust down your doormat and bring the aromas of spring into your home by displaying reed diffusers, freshly cut flowers or scented plants. Remove personal effects such as family photographs, and make sure everywhere is clean and fresh before your home is photographed for sale.

To truly show off how much storage space your property has, make sure you declutter before viewings start. Box up your winter wardrobe and store it in a cupboard or attic.

Complete any repairs or maintenance work that needs doing and freshen up any tired décor - whether that's a lick of paint, repairing a crack or just brightening up the bathroom grout, it all makes a difference.

For the finishing touches think about interior design - try staging your home by adding accent colours and patterns into each room with colourful pillows, candles and artwork.

Ensure your garden looks as good as it can by clearing away any winter debris, hose down your patio and add some colourful flowers and plants.



Make use of the natural light - properties often look their best in the warmer months due to the sun's natural light opening up rooms and creating the illusion of a bigger home. Make sure windows are clean and keep blinds and curtains open when viewings are taking place, ensuring as much natural light can get in as possible.





Create a  
*beautiful tablescape*  
for spring celebrations

Get set for spring and decorate your home with colourful Easter table accessories that celebrate this special season.

From delicate pastels to vibrant patterns, herald the return of warmer weather by incorporating designs featuring farmyard animals, spots and flowers at mealtimes. Items include eggcups, poachers and handy tabletop staples like mugs and side plates, plus bright cutlery to bring china to life. Jennifer Morgan, John Lewis & Partners' Interiors Editor provides some tips on making your Easter tablescape extra special.



Clockwise from top right: Talking Tables – spiral dinner candles (set of four), £20; Talking Tables – boho glass candle holder, £14 each; Flora fine china side plate, £6 each



**Celebrate Easter with a gorgeous table laid with crisp linen and natural textures**

Whether you view Easter as a traditional religious holiday or an excuse to eat chocolate for breakfast (or both), there's no doubt that the four-day break is something to be savoured. The opportunity to sit down with your household at the table to share a special meal is always a treat.

Keep your table simple in style, mixing existing tableware with new textures. Use a linen tablecloth as a base – any wrinkles are part of the charm.

**Dress up your tableware with a simple napkin trick**

Define each place setting with a woven placemat as a base, which will echo wooden dining furniture, creating that soft, relaxed setting. Everyday crockery looks super-simple and stylish when dressed with a linen napkin. Try a napkin knot, tucking in a fresh herb sprig or a flower – it's easy to master, just tie on the diagonal.

Flower sprigs champagne flute, £7.50

Scalloped napkins (set of four), £14







**Work those textures**

Wood isn't just for furniture, with platters, serving bowls and tealight holders very much trending. There's something so tactile, pleasing and reassuring about holding and touching wooden tableware – it's a great connection to the natural world and perfect for a spring tablescape. Go old school and light dinner candles, choosing modern glass holders to house them. Bring in a splash of spring colour with flowers – we recommend tulips (try warm orange ones) in simple ceramic vases.



*Acacia wood rabbit serving board, £16*



*Piglet in Bed – gingham runner, £39*

**Make it a 'serve yourself' meal**

Big family meals aren't just for show. Research continues to show the benefits – physical, psychological and social – of regular family meals, with 'serve yourself' spreads lauded for helping children to develop confidence, good eating habits and table manners. So, encourage your family to tuck in and help themselves to your feast, with serving platters and dishes, sauce jugs, side bowls and roasting tins that look fantastic taken straight from the oven to the table. Don't forget the serving spoons – and always have a few spare forks and spoons to hand.



*Scalloped tray, £18*

*Jute placemats (set of two), £10*



**Give your pudding a chance to shine**

From traditional marzipan-coated simnel cakes to more modern masterpieces worthy of The Great British Bake Off, cakes have long been the centrepieces of Easter celebrations. Serve your Easter bake on a simple cake stand to create a real 'wow' moment. Don't forget cake or pastry forks and small side plates – they'll add to the sense of occasion. And, again, make sure you've a cake slice to hand, especially if you plan to serve at the table.

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





Primavera glass tealight holder, £7.99, giselagraham.co.uk

# Beautiful blooms

If you're looking to incorporate delicate floral motifs into your décor in the run-up to spring and Easter, then check out our picks below!



Blue linen floral drum lampshade, £60, helenround.com



Asters tablecloth, £86.99, perkinsandmorley.com



Editor's pick

Rose melamine beaker, £7.50, sophieallport.com



London Pottery 'Viscri Meadow' cake plate, £12.95, hartsofstur.com



Paisley Fern wallpaper in 'Mimosa', £98 per roll, fionahoward.com



Quilted bedspread in 'Matcha Leaves', £95, frenchbedroomcompany.co.uk



# A hidden gem in The Jewel

Ayeisha Mohammad gives us a glimpse of buying her two-bedroom house in The Jewel, and how ESPC and her solicitor estate agent helped her on her buying journey.



Since the pandemic many people have been looking for more space when they buy a property, whether it's to accommodate home working, a growing family or simply a re-evaluation of their lifestyle, and this trend doesn't look to be slowing.

When Ayeisha Mohammad started her search for a second property, she knew she wanted a garden for her dog and an extra bedroom as she had been living in a one-bedroom flat in Musselburgh for four years.

Ayeisha says: "I was looking for a house and I expected to see something I liked, put an offer in and then put my property up for sale. However, my solicitor estate agent said my property should already be on the market (ideally sold) before I found my next home."

Ayeisha was initially anxious about the prospect of having to sell her flat before making an offer on her new home as she had never sold a property before. However, her home sold within 11 days.

"This made me feel more confident as I

didn't have to move out," she says. "My solicitor estate agents were really good at keeping me updated through the process."

Ayeisha then started looking for her dream home: "Once I started actively looking I found lots of places. I used both the ESPC website and Watermans to look for properties. I used the website filters – such as the number of bedrooms, a garden and set my price parameters. I wanted a home that was between £200,000 to £250,000 – this is on the higher end but I also looked at lower priced properties so I could do it up and go over the asking price."

She soon found a two-bedroom house in The Jewel, a small district of east Edinburgh, between Bingham and Niddrie.

Ayeisha added: "I was open to a house that needed renovating because I had done work to my flat but then Vexhim Park came up. When I went to the viewing on the Friday, I thought it was perfect and the sale was confirmed on the Tuesday. My flat sold on the same day."





Ayeisha's offer for the property was accepted but there was a two-week delay in getting the keys as the person who bought her property was a first-time buyer and asked for a later entry date to have Christmas in their current home.

"I wasn't sure how long it takes to apply to get a mortgage as it was quick four years ago when I was a first-time buyer, but the market has changed since then," Ayeisha explains.

"My solicitor estate agents managed to work hard to line up the dates with my seller. There was a delay on my entry dates, but it worked out. I was stressed but Donna and Tzana at Watermans were really helpful and reassured me."

The house did not need a lot of renovating but Ayeisha added a new bathroom and kitchen, as

well as adding a media wall in the living room, panelling on the bedroom walls and a swing seat to the garden.

Ayeisha says her favourite part of the house is the extension: "It's a 30-year-old house but the extension to the living room makes all the difference as the light comes through and it has double doors to the garden. The last person changed the layout of the kitchen - they knocked the hall out and made it open-plan."

Ayeisha advises fellow buyers to "trust the process", adding: "Everything will work out in the end. Solicitor estate agents are clued up with what's happening right now and it's easy to be influenced by your parents and people who haven't bought a house in 30 years. Trust your solicitor estate agent - I felt relaxed when it all worked out."



### Seek expert advice

An expert from an ESPC solicitor estate agent will be available in our Property Information Centre on 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, we can still help outside of these times - just ask a member of the team for more details and they'll be happy to help.

ESPC Mortgages also have a drop-in every Thursday between 12pm-2pm at our Property Information Centre. Keep an eye on social media and our newsletter to find out which of our Mortgages Advisers will be available.



# Grow your own

## spring menu, with Dobbies

When it comes to growing your own, there's nothing more rewarding than cooking a delicious meal with the fruits of your labour.

Growing your own is a great value way to get nutritious food on your dinner table that's packed full of flavour and is good for both you and the environment. The UK's leading garden centre, Dobbies, has put together a menu of tasty spring dishes to inject some freshness into your mealtimes. Whether you've grown some delicious heirloom tomatoes, vibrant carrots, or fragrant herbs, check out these mouthwatering recipes that are perfect for outdoor entertaining and get creative with your crop.

### Heirloom tomato, herb and chicken salad

Serves 4

(Prep time 10 minutes, cook time 10 minutes)

The perfect accompaniment to spring and summer BBQs, this light and fresh salad is a crowd pleaser and will make your heirloom tomatoes the star of the dish. Combined with a creamy, fragrant dressing and crunchy sourdough croutons, this salad comes together in just a few short steps and can be prepped in advance of your get together.



### What you'll need

#### For the salad

- 3 tbsp extra virgin olive oil
- 2 chicken breasts
- 2 tbsp dried oregano
- 500g selection of mixed heirloom tomatoes
- 2 slices sourdough bread, cubed
- 1 small red onion, thinly sliced
- 1 tbsp small capers
- 10g fresh dill, chopped

#### For the dressing

- 100g Greek yoghurt
- 4 tbsp mayonnaise
- 1 clove garlic, crushed
- 2 tbsp white wine vinegar
- 10g fresh chives, finely chopped

### Method

1. Preheat oven to 200c/180c fan assisted. On a baking tray, mix the sourdough with 2 tbsp of olive oil and season well. Bake for 7 minutes or until golden. Remove and let cool.
2. Slice the chicken into two pieces lengthways. Drizzle with olive oil, season and then add the oregano. BBQ for 4 minutes on an outdoor grill, or use your oven grill, then let cool and slice into pieces.
3. In a small bowl combine the dressing ingredients and season to taste.
4. Use a large platter to arrange the tomatoes, sourdough croutons, red onion, capers and chicken. When close to serving, pour over the dressing and sprinkle with the dill and any leftover chopped chives.





## My 9-to-5

The founder of Dunfermline-based Indian restaurant Dhoom, **Dhaneshwar Prasad Jakhmola**, shares his daily life and career path.

### Where do you call home?

Dunfermline. I left Edinburgh and moved here with my family to be closer to my restaurant.

I love it here but I initially struggled to explain to people that we are not a curry house. Dhoom is different to most Indian food people in Scotland have had – there is no cream, butter or nuts used.

It took two years to properly establish Dhoom. People expect things like chicken tikka and peshwari naan. I started a taster menu so people can experience what it's like.

### My main responsibilities are...

When I'm at home I am always working on the next menu. It's a long journey – my recipe books

have over 5,000 pages so far. I'm a foodie and I love when people say it's the best food they've ever had. I like to put some free samples on the table. The next menu is Mumbai so I made a list of my top three foods from there. I'm a workaholic and I try to give a complete journey of the area – Dhoom is an experience and good value for money.

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

I wake up at 8am and have tea and then at 10am I start work which involves looking at bookings, checking if the fridges are well-stocked with what we need and cleaning up before the restaurant opens. From 1-2pm onwards I am usually in the kitchen. If I am not in the kitchen I try to talk to customers about what the food was like. At 9pm I go home.

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

Talking to people when they come to the restaurant and taking them on a journey with the food. I love it when they are satisfied with their meal.

### If I wasn't the founder of Dhoom, I'd have been...

I can't see myself doing anything else as cooking is my passion. I have two children but Dhoom is my third baby. From a young age I helped my mum make simple things in the kitchen so I have always loved cooking. Dhoom is a destination for people in Scotland – people travel from all over like Glasgow, Inverness and Edinburgh.

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

Every day is a new learning experience – take feedback as a positive, not a negative. Not everyone is going to like it. The customers are the people who are paying your bills so I couldn't do any of this without their support, especially during Covid. We weren't making money during lockdown but we weren't losing money either due to the customers ordering food for takeaway or collection. The customers have become family and are no longer just guests in my restaurant.



### About Dunfermline

Dunfermline, Scotland's newest city, is increasingly popular with families and first-time buyers. It's just 15 miles from Edinburgh with easy access to the M90 for the Queensferry Crossing and driving into the Capital takes just 35 minutes. The city has plenty of schools to choose from with 14 primary schools and the choice of four high schools – making it a great place to bring up a family. Fife College is also located in Dunfermline, with ties to 16 partner universities for degree studies.

**£210,896 average selling price**

**102.3% of Home Report valuation attained**

**The median time to under offer is 19 days**

\*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. Figures relate to the three-month period ending on 28/02/2023.



## 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?



## 2 MERCHISTON BANK GARDENS, MERCHISTON, EDINBURGH, EH10 5EB

OFFERS OVER £895,000

5 2 3 D



A mid-terrace villa over three levels situated within the prestigious Merchiston district of the city perfectly positioned for a wide range of local amenities and a short journey to the south of Edinburgh city centre. The property is in need of some modernisation and redecoration but offers excellent potential to be a fabulous family home in a highly desirable location.

### VIEWING INFORMATION

Contact ESPC chartered firm Gillespie Macandrew, call 0131 253 2669.





## 5 BRAIDBURN CRESCENT, MORNINGSIDE, EH10 6EL

OFFERS OVER £825,000

5  2  3  D 



Beautifully presented and rarely available mid-terraced Victorian villa in true move-in condition boasting stunning period feats. Set across three floors, the accommodation offers a lovely family home in an excellent location comprising; entrance vestibule, hallway, large bay-windowed living room, dining room, modern dine-in kitchen with door to rear garden. The property benefits from a private garden to front and spacious private garden to the rear. On street permit parking and GCH.

### VIEWING INFORMATION

Sunday 1-3pm or call ESPC chartered firm  
Deans Properties on 0131 253 2707

**Deans Properties**   
Deans Solicitors and Estate Agents LLP

## 30 KAIMES ROAD, EDINBURGH, EH12 6JT

OFFERS OVER £795,000

4  2  2  C 



A rare opportunity to purchase this unique, beautifully extended family home offering impressive accommodation enjoying an abundance of natural light and panoramic views, set within generous professionally landscaped gardens. Virtual and video tours available online.

### VIEWING INFORMATION

Contact ESPC chartered firm Neilsons,  
call 0131 253 2858.

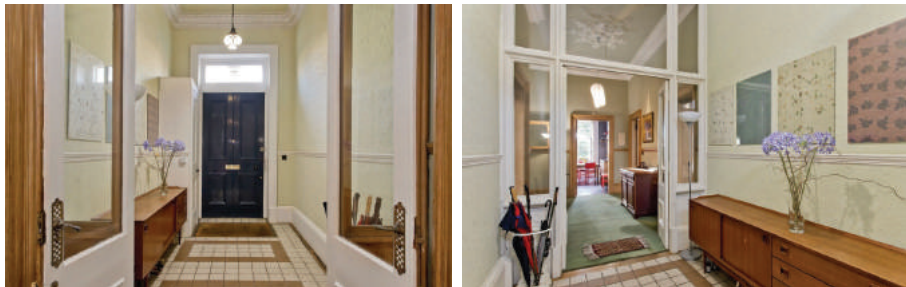
**NEILSONS**  
Solicitors & Estate Agents



## 26 MAYFIELD TERRACE, NEWINGTON, EH9 1RZ

OFFERS OVER £775,000

3  2  2  D 



Situated in Newington, this generous lower villa occupies the entire ground floor of this traditional building offering three bedrooms, a study, a drawing room, a dining kitchen, and two bathrooms. The villa boasts stunning period features, private gardens and a private garage.

### VIEWING INFORMATION

Contact ESPC chartered firm VMH Solicitors,  
call 0131 253 2964



## FOX COVERT, KAIMFLAT, KELSO, TD5 7QN

OFFERS AROUND £745,000

4  2  3  F 



Originally forming part of the traditional 18th century stone-built farm steading adjacent to Kaimflat Far mhouse. Fox Covert has been cleverly designed to create a rustic conversion which encapsulates the industry of its past. This wonderful barn conversion has an expansive floor area of approx 418m<sup>2</sup>, with large open-plan living accommodation as well as four bedrooms and a home cinema room. An outstanding rural property which lies just under four miles north of the thriving and historic market town of Kelso.

### VIEWING INFORMATION

Contact Melrose & Porteous Solicitors & Estate Agents  
Tel: 01361 243173





**27 SEAVIEW TERRACE, JOPPA,  
EDINBURGH, EH15 2HD**

OFFERS OVER £695,000

5  2  2  D 



This most impressive four/five-bedroom stone-built terrace property, set over two floors, in a coveted location boasts enviable views over Joppa beach and the waterfront. The front and rear garden and patio provide low maintenance private outside space.

**VIEWING INFORMATION**

Contact ESPC chartered firm Coulters,  
call 0131 603 7333

**COULTERS** ©

**29 REGENT STREET, PORTOBELLO,  
EDINBURGH, EH15 2AY**

OFFERS OVER £675,000

5  3  2  E 



A most impressive and grand main door double upper villa | Highly desirable area two minutes away from the beach | Drawing room | Dining room | Kitchen | five double bedrooms (two en suite) | Study | Shower room | Utility room | Charming enclosed private garden | On street parking | GCH

**VIEWING INFORMATION**

By appointment telephone Vendor 07518 739945 or  
contact ESPC chartered firm Simpson & Marwick,  
call 0131 581 5711

**SIMPSON  
& MARWICK**



## 51 LADYWELL AVENUE, CORSTORPHINE, EDINBURGH, EH12 7LL

OFFERS OVER £549,000



Beautifully presented detached house in Corstorphine with contemporary interiors, four bedrooms, three reception rooms, a dining kitchen and two bathrooms, plus a large rear garden with a summerhouse/games room, a low-maintenance front garden, an attached garage, and a private driveway.

### VIEWING INFORMATION

Contact ESPC chartered firm Watermans,  
call 0131 555 7055



## 3 CURRIEHILL CASTLE DRIVE, BALERNO, EDINBURGH, EH14 5TA

OFFERS OVER £499,950



Rarely available and generously-proportioned detached family home | Large sitting/dining room | Breakfasting kitchen | Conservatory | four double bedrooms | Double garage | Private front and large rear gardens | Excellent location and school catchment | GCH | DG

### VIEWING INFORMATION

Contact ESPC chartered firm Simpson & Marwick,  
call 0131 581 5711

SIMPSON  
& MARWICK



## BLYTHBANK, ST ABBS ROAD, COLDINGHAM TD14 5NR

OFFERS OVER £490,000



A magnificent Edwardian Arts and Crafts house, which has stunning period features. Characteristics of the Arts & Crafts Movement are evident from the onset and continue throughout the house. This family home has 4 bedrooms and 3 reception rooms and is set in a large garden with a detached double garage. The sought-after coastal village of Coldingham gives easy access to the A1 and is approx. 3 miles from Reston Railway Station which opened in early 2022 on the East Coast Line.

### VIEWING INFORMATION

Contact Melrose & Porteous Solicitors & Estate Agents  
Tel: 01361 243173



## UBBANSFORD, TEMPLEHALL, COLDINGHAM, TD14 5QA

OFFERS OVER £465,000



A well-designed 4-bedroom family home which offers spacious accommodation throughout. The property has been in the same family since they built it approx. 25 years ago and it is evident that it has been loved and well-maintained. The property is immaculately presented and benefits from oil-fired central heating, multi-fuel stove, utility room, workshop and double integral garage. Situated just outside the popular coastal village of Coldingham.

### VIEWING INFORMATION

Contact Melrose & Porteous Solicitors & Estate Agents  
Tel: 01361 243173





# 11 BARNTON PARK GARDENS, BARNTON, EDINBURGH, EH4 6HL

OFFERS OVER £445,000

2  2  2  E 



Generously proportioned detached house | Sitting room/dining room | Conservatory | Modern kitchen | Principal en suite bedroom with dressing area | Additional double bedroom | Bathroom | Large attic space | Superb private front and rear gardens | Garage | Large driveway | GCH | DG

## VIEWING INFORMATION

Contact ESPC chartered firm Simpson & Marwick, call 0131 581 5711

SIMPSON  
& MARWICK

# MIDDLE COTTAGE & PADDOCK, HOUNDSLOW, GORDON, TD3 6LX

OFFERS OVER £435,000

3  3  3  C 



An excellent detached stone built cottage offering an fabulous lifestyle opportunity in the heart of The Borders yet within easy commuting distance to Edinburgh. The adjoining paddock is ideal for an equestrian buyer whilst the self catering timber cabin is perfectly placed for use as a holiday let and as such presents opportunities to generate an income stream; equally for those looking to cater for extended family the cabin would be ideal.

## VIEWING INFORMATION

Contact ESPC chartered firm Hastings Legal, call 01573 922603

HASTINGS  
& LEGAL



## 84 COMELY BANK AVENUE, COMELY BANK, EDINBURGH, EH4 1HE

OFFERS OVER £420,000



Delightful main door tenement flat in city centre location | Retains many attractive period features | Hall | Living room | Kitchen/dining room | Two double bedrooms | Bathroom | Private front garden | Large and well presented rear shared garden | Permit parking | GCH | DG

### VIEWING INFORMATION

Contact ESPC chartered firm Simpson & Marwick, call 0131 581 5711

SIMPSON  
& MARWICK

## 8 LAIRDS WAY, HADDINGTON, EAST LoTHIAN, EH41 3FL

OFFERS OVER £420,000



Stylish Cala 'Barrie' style semi detached home | Vestibule | Hall | Cloakroom | Kitchen/dining room | Utility | Principal bedroom with en suite shower room | Three further double bedrooms | All bedrooms with fitted wardrobes | Bathroom | Garage | Private garden | GCH | DG

### VIEWING INFORMATION

Contact ESPC chartered firm Simpson & Marwick, call 01620 532654

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## 35/1 DARNELL ROAD, TRINITY, EDINBURGH, EH5 3PH

OFFERS OVER £370,000



Beautifully presented 1st floor flat | Sought-after residential area | Open outlook to the front and rear | Period features | Hall | Sitting room | Kitchen/dining room | Two double bedrooms | Boxroom | Bathroom | South facing shared rear garden | On-street parking | GCH | DG

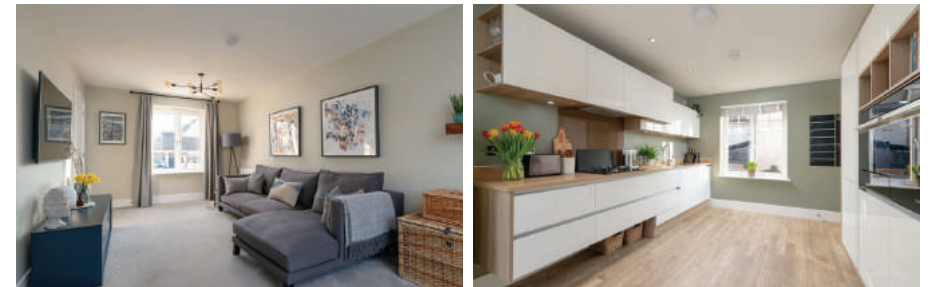
### VIEWING INFORMATION

Contact ESPC chartered firm Simpson & Marwick,  
call 0131 581 5711

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& MARWICK

## 88 PHILLIPS AVENUE, HADDINGTON, EAST LoTHIAN, EH41 3QU

OFFERS OVER £370,000



Well-presented detached family home | Vestibule | Hall | WC | Sitting room | Kitchen/dining room | Utility | Principal bedroom with en suite shower room | Three further double bedrooms | All bedrooms have built in wardrobes | Bathroom | Private garden | Integral garage | GCH | DG

### VIEWING INFORMATION

Contact ESPC chartered firm Simpson & Marwick,  
call 01620 892000

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## UPPER BROOMLANDS, STIRCHES ROAD, HAWICK, TD9 7HF

OFFERS OVER £360,000

5  2  4  D 



Forming the upper half of this stunning Victorian home, Upper Broomlands is a spacious villa with wonderful proportions offering a flexible layout, fine outlooks over the popular Stirches and town beyond, and a fantastic private landscaped garden to both the front and rear. Brimming with retained period elements and well proportioned rooms, the property offers flexible and versatile living accommodation to suit own needs.

### VIEWING INFORMATION

Contact ESPC chartered firm Hastings Legal, call  
01573 922603



## 9/2 CRAIGHALL ROAD, TRINITY, EH6 4ND

OFFERS OVER £345,000

2  2  2  C 



Offering stylish city accommodation in the desirable Trinity district, just a stone's throw from the water and within the Newhaven conservation area, 9/2 Craighall Road is a duplex apartment arranged over the ground and first floors of a former church.

### VIEWING INFORMATION

Sun 2-4pm/Contact ESPC chartered firm VMH  
Solicitors, call 0131 253 2964





## THE BUNGALOW, WEST FLEMINGTON, EYEMOUTH, TD14 5SQ

OFFERS OVER £325,000



Positioned just a few miles from both Eyemouth and Ayton, 'The Bungalow' boasts an elevated position which commands super views over Eyemouth to the sea. For those seeking a rural yet accessible family home, this property has so much to offer; a neat, well presented interior with modern kitchen and bathroom fittings, generous proportions and an expanse of private parking not to mention the possibility for future extension if desired (subject to consents). This is an ideal spot for those that still need to retain easy links to the city - a winning combination of country, coast and convenience.

### VIEWING INFORMATION

Contact ESPC chartered firm Hastings Legal, call  
01573 922603



## KIRKVIEW, DOMINIES LOAN, CHIRNSIDE, TD11 3UA

OFFERS AROUND £320,000



An attractive three bedroom bungalow with a stone façade, which is ideally situated on the very edge of the village with views over stunning countryside, yet set just off Crosshill which is the main hub of Chirnside. This family home is set in a large garden with a greenhouse, shed and detached garage. The property is approximately five miles away from Reston Railway Station which opened in early 2022 on the East Coast Line.

### VIEWING INFORMATION

Contact Melrose & Porteous Solicitors & Estate Agents  
Tel: 01361 243173





## 26 SOUTH LARCH ROAD, DUNFERMLINE, FIFE, KY11 4NT

OFFERS OVER £315,000



Impressive detached family home | Hall | Stylish sitting room | Kitchen/dining room | Utility | WC | Principal en suite bedroom and three further double bedrooms all with fitted wardrobes | Family bathroom | Lovely west facing private garden | Garage | Driveway | GCH | DG

### VIEWING INFORMATION

Contact ESPC chartered firm Simpson & Marwick,  
call 0131 581 5711

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& MARWICK

## BRIDGE LODGE, FOULDEN DEANS, NEAR BERWICK-UPON-TWEED, SCOTLAND, TD15 1UF

FIXED PRICE £290,000



A substantial family home which has spacious versatile accommodation. This detached house has four double bedrooms on the first floor - the master bedroom with an en suite shower room, as well as a bathroom with a fifth bedroom on the ground floor which could be used as an additional reception room. The property also has a bright spacious living/dining room, a breakfasting kitchen, WC and a spacious porch. Bridge Lodge is approximately five miles from the thriving North Northumberland town of Berwick upon Tweed.

### VIEWING INFORMATION

Contact Melrose & Porteous Solicitors & Estate Agents  
Tel: 01361 243173





## 3 CHEVIOT COURT, KELSO, TD5 7LE

OFFERS AROUND £280,000



An obvious choice for those in search of comfortable downsizer home, 3 Cheviot Court is set to the far end of a quiet cul de sac, with a colourful garden frontage and gravelled drive extending to the garage and main entrance. Internally, the property allows plenty of reception space with a large dual aspect dining kitchen and three well-appointed bedrooms all enjoy fresh décor and a bright garden aspect.

### VIEWING INFORMATION

Contact ESPC chartered firm Hastings Legal, call  
01573 922603



## 4 GREENWELL WYND, EDINBURGH, EH17 8GH

OFFERS OVER £280,000



This walk-in condition, three bedroom property is a fantastic opportunity to acquire a lovely family home set in an ideal location, close to local amenities, primary school as well as excellent transport links.

### VIEWING INFORMATION

Contact ESPC chartered firm McEwan Fraser Legal,  
call 0131 524 9797





## 16A MAIN STREET, COMRIE, DUNFERMLINE, KY12 9HD

OFFERS OVER £275,000



McEwan Fraser Legal are delighted to offer to the market this spacious three-bed bungalow situated in a popular location, thereby enjoying amazing panoramic views over Fife and beyond. The property is beautifully set in substantial garden grounds which comfortably wrap around the property and offer incredible views from all angles of the garden. Parking is abundant via the tarmac driveway and the large detached garage. Bungalows are always popular, especially ones such as this, which is set in a quiet location, in walk-in condition, in a highly aspirational residential area, with an abundance of living space to enjoy.

### VIEWING INFORMATION

Contact ESPC chartered firm McEwan Fraser Legal, call 0131 253 2263



## 5 MURRAY CRESCENT, DUNS, TD11 3DQ

OFFERS OVER £270,000



Murray Crescent is a peaceful and established cul de sac which lies within the centre of Duns close to all amenities and facilities; a location that is perfectly suited to families and retirees alike. The detached property offers really good internal proportions, has been maintained to a high standard and offers a versatile layout with one of the three bedrooms including en-suite shower room located on ground floor. The property commands a pleasant open aspect and benefits from front and rear gardens, garage and private driveway.

### VIEWING INFORMATION

Contact ESPC chartered firm Hastings Legal, call 01573 922603





## OAKLANDS, POUTERLANY, DUNS, TD11 3QL.

OFFERS OVER £260,000



A 1930's detached bungalow on the outskirts of the popular Scottish Borders town of Duns. The two to three-bedroom bungalow offers flexible living accommodation with the current owners using one of the bedrooms as a dining room. The property feels bright and airy with its box-bay windows and high ceilings, with other features which include picture rails, four panel solid doors, wood-burning stove and cast-iron fireplace in the bedroom. A beautifully-presented home set in a large garden with parking, garage and a summer house.

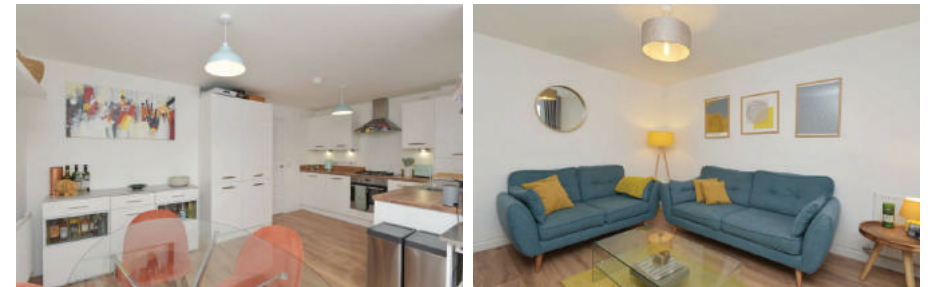
### VIEWING INFORMATION

Contact Melrose & Porteous Solicitors & Estate Agents  
Tel: 01361 243173



## 16 PRINCESS MARY ROAD, CRAIGMILLAR, EH16 4FU

OFFERS OVER £260,000



Spacious three-bedroom family home in Edinburgh's popular Craigmillar area. Inside, the property comprises of a spacious living area that is front-facing. The fully equipped kitchen benefits from a spacious dining area and direct access to the private rear garden. There is one main family bathroom in the property along with a WC on the ground level. The family bathroom is a modern three-piece white suite and is in excellent condition. The property includes gas central heating and full double glazing making a warm and cost-effective home year-round. Parking for the house is either on the private driveway or free on-street.

### VIEWING INFORMATION

Contact ESPC chartered firm McEwan Fraser Legal,  
call 0131 524 9797





## HANGINGSHAW EAST LODGE, YARROWFORD, SELKIRK

OFFERS OVER £215,000



A fantastic opportunity to purchase a beautifully-presented bungalow, enjoying an idyllic location, surrounded by views of rolling hills in the wonderful Yarrow Valley. The property enjoys a quiet location set back off the main thoroughfare and enjoys a generous plot with garden grounds extending to approximately 0.44 acres which are mainly laid to lawn, with a kitchen garden. The C listed, double fronted cottage has potential to extend into the attic and would equally benefit from a garden room/kitchen extension with a large garden plot included in the sale. Perfect for those looking to downsize to a peaceful, outdoors lifestyle.

### VIEWING INFORMATION

Contact ESPC chartered firm Hastings Legal, call  
01573 922603



## 21 OAKBANK ROAD, EARLSTON, TD4 6BL

OFFERS OVER £195,000



With an exceptionally generous plot and an excellent range of nearby amenities convenient for both open countryside and swift transport links to Edinburgh, 21 Oakbank Road is a fantastic semi-detached property perfect for a family, retiree or for those with extension plans in mind.

### VIEWING INFORMATION

Contact ESPC chartered firm Hastings Legal, call  
01573 922603





## 292/2 CRAIGCROOK ROAD, BLACKHALL, EH4 7BA

OFFERS OVER £190,000



Inside, the property comprises of a spacious living area which benefits from a fireplace and could be configured in various ways. Fully equipped kitchen which is generously proportioned and has a bright and spacious dining area which leads into the lounge. There is one bathroom in the property which is a good size and benefits from a three-piece white suite. The flat has one generously proportioned double bedroom which has plenty of space for freestanding furniture. The property includes a single garage, free off street parking and gas central heating whilst also benefiting from double-glazed windows.

### VIEWING INFORMATION

Contact ESPC chartered firm McEwan Fraser Legal,  
call 0131 253 2263



## 14B MARKET STREET, COLDSTREAM, TD12 4BU

OFFERS OVER £105,000



Tucked away into a secluded position, 14B Market Street is a surprising villa which offers spacious accommodation extending over two levels. The position of the property commands a lovely open aspect over the adjoining Market Square and is within only a few minutes walk of the town centre, all local amenities and some lovely riverside walks. The property benefits from a shared enclosed courtyard and is likely to suit those seeking a low maintenance main residence, a lock up and leave second home or attractive rental investment.

### VIEWING INFORMATION

Contact ESPC chartered firm Hastings Legal, call  
01573 922603







(space)

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