

espc



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expert advice and the latest
interior trends inside



Stylish City Centre apartments

New release of 1, 2 and 3-bedroom homes

Prices from £255,000

Please contact us on:
07919 381278

www.placesforpeople.co.uk/engineyard



Award-winning developer Places for People has launched its second phase of luxurious homes at The Engine Yard, Leith Walk. Hailed as a 'gated community without gates', this new phase will include contemporary one- and two-bedroom apartments and luxurious two- and three-bedroom penthouses, set among beautiful landscaped surroundings with access to underground parking and an on-site fitness suite.

Each home is finished to a high standard, with elegantly designed interiors and stylish

fixtures and fittings, open-plan living and spacious rooms that create the perfect area to work from home. The penthouse apartments feature expansive rooftop terraces with stunning views across Edinburgh City Centre and beyond.

Scotland's Director of Development Roddy MacDonald said: "Our recent release of apartments and penthouses has attracted strong interest, with many buyers looking to enjoy the use of our communal gardens and on-site fitness suite, Places Gym."

Built on the site of the historic tram depot on the edge of the New Town, these are the perfect properties for anyone looking to rise above the hubbub of city life but remain within easy walking distance of Edinburgh City Centre and its local amenities. Homes at The Engine Yard are just a 10-minute walk from Princes Street and St James Quarter. The show home is open by appointment only.

To book a viewing, please contact us.

APPLY WITH FIRST HOME FUND

“I DON'T WANT JUST ANY APARTMENT” JUST ASK CALA

Computer Generated Image – Raised communal garden at Waterfront Plaza



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- BALCONIES AVAILABLE

Show apartment at Waterfront Plaza



Discover your dream home at Waterfront Plaza.
With flexible open plan living, plentiful outdoor space and excellent links to the city centre,
find everything you want in your new home and more, with CALA in Leith.

LIMITED APARTMENTS REMAIN
FOR SUMMER

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WATERFRONT PLAZA, OCEAN DRIVE,
LEITH, EDINBURGH, EH6 6JJ
0131 516 9503 | CALA.CO.UK

★★★★★ 5 star customer service



ESPC_12FEB Prices are accurate at the time of going to print. Images shown are taken from showhome at Waterfront Plaza and feature, fittings, décor, flooring and soft furnishings which are not included as standard in a CALA home. Images are used to suggest possible finishes that can be achieved in your home at an additional cost. Please consult a CALA representative for further details. Some images have been enhanced. Telephone calls within the British Isles will be charged at local rate. Telephone calls may divert to a mobile service in which case call charges may vary. Calls may be recorded for training purposes. 5 stars awarded for customers' willingness to 'Recommend to a Friend' in findings of the survey undertaken by the Home Builders Federation 2018/19.

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WELCOME

The February issue of the ESPC magazine has arrived, and we are fast approaching the longer days of spring. At the time of writing, mainland Scotland remains under lockdown restrictions – while house moves and associated activities continue to be permitted, the Scottish Government has said that it may be advisable to postpone if possible.

In this issue, we provide a more detailed article on the current guidance on house moves. Please be aware, though, that restrictions and guidance may have changed by the time you are reading this, so please contact a solicitor estate agent or head to espc.com/covid19 for up-to-date information.

Bridgerton is the latest Netflix mini-series everyone is obsessed with and not just due to the dramatic storyline and fabulous outfits. The beautiful homes and furnishings are a spectacle in themselves – we round up our favourite Bridgerton-inspired products in this issue so you can inject some regency-era luxury into your home.

If you love spending time outdoors, then East Lothian may be the perfect place for you. With beautiful beaches and world-renowned golf courses, it's the perfect base for outdoor enthusiasts – find out more in this issue.

2020 may be over, but we are still looking back at how the property market performed over the year. One of this edition's articles highlights the top selling areas in Edinburgh, the Lothians, Fife and the Borders. Find out which part of Edinburgh saw the highest average selling price, and which Fife town saw the greatest decline in selling time.

Paul Demarco from ESPC Mortgages explains how flexible mortgages work and when they can be useful. If you're a landlord, Nicky Lloyd from ESPC Lettings offers her top tips on how to choose a letting agent.

Don't forget, if you're looking for a new home, there is a selection advertised in this magazine – keep an eye out for the dark blue ESPC Property label. And, of course, there are thousands more properties to browse at espc.com



Happy reading.

Claire Flynn
Editor

COVER IMAGE: Indigo Addiction Aizome Collage Wallpaper, Mindthegap

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COVID-19 AND HOUSE MOVES IN SCOTLAND

A reminder of the Scottish Government guidance on house moves and COVID-19

At the time of writing, mainland Scotland remains under lockdown restrictions after Nicola Sturgeon extended these until the end of February.

The Scottish Government said: "Whilst it is permitted to leave your house for activities in connection with moving home (including viewing a property), or for activities in connection with the essential maintenance, purchase, sale, letting, or rental of residential property that the person owns or is otherwise responsible for, at this time it is advisable to postpone, if possible.

"Travelling for the purposes of undertaking essential work on a property other than your main residence should not be used as a pretext for a holiday. You should not stay longer than for the length of time required to undertake the necessary work."

This means house moves and related activities, including property viewings, are permitted, but the Scottish Government has said it is advisable to postpone if possible.

If you need to move house, go to or host a property viewing, or have businesses visit your home to value or photograph it, it's important to follow the necessary Scottish Government guidance on staying safe while moving home, which includes social distancing from other households, regular hand washing and cleaning of your property. The Scottish Government also advises wearing a face covering.

Your agent can provide more information on this and you can also find out more about the current guidance at espc.com/covid19

The Scottish Government has also advised that you should do as much of the process online as possible. They have emphasised that viewings should be done virtually where possible, and you should only progress to a physical viewing if necessary and you have a serious interest in making an offer on the property.

Many agents are able to offer virtual valuations at present also – you should speak to the agent to find out what they can offer.

Please note that the above article refers to the guidance at the time of writing – the guidance on house moves may have changed by the time of publication. You should contact a solicitor estate agent or head to espc.com/covid19 to find out up-to-date information.



COLLAGE

A large scale artwork collage created with strong indigo hues, this bold yet ethereal wallpaper from Mindthegap will add depth and texture to a living space.



Indigo Addiction Aizome Collage Wallpaper, Mindthegap, £175, mindthegap.com



Image includes optional upgrades at additional cost



A RANGE OF
3 BEDROOM
HOMES
AVAILABLE TO
RESERVE NOW

AFFORDABLE HOUSING AVAILABLE IN EDINBURGH

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

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

For more information, visit www.edinburgh.gov.uk/firsttimebuyers

Gilmerton Heights, Gilmerton Station Road, Edinburgh EH17 8RZ

Barratt @ Heritage Grange, Frogston Road East, Edinburgh EH17 8AB

Sales Centres are open: Monday 12.30pm to 5.30pm and Tuesday to Sunday 10am to 5.30pm

Prices from £179,996



barrathomes.co.uk

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Offer available on selected plots only. Terms and conditions apply. See website for details, subject to contract and status. Prices correct at time of publishing if mentioned. Images include optional upgrades at additional cost. Following withdrawal or termination of any offer, we reserve the right to extend, reintroduce or amend any such offer as we see fit at any time. Barratt Homes is a brand of BDW TRADING LIMITED (Company Number 03018173), a company registered in England whose registered office is at Barratt House, Cartwright Way, Forest Business Park, Bardon Hill, Coalville, Leicestershire LE67 1UF, VAT number GB633481836. Calls to 03 numbers are charged at the same rate as dialling an 01 or 02 number. If your fixed line or mobile service has inclusive minutes to 01/02 numbers, then calls to 03 are counted as part of this inclusive call volume. Non-BT customers and mobile phone users should contact their service providers for information about the cost of calls. These properties are available to those who meet the affordability criteria for the City of Edinburgh Council's Golden Share scheme. Ask our Sales Adviser for full Ts&Cs.

SOPHISTICATION AND STYLE IN LEITH

This beautiful flat on Duke Street is exceptionally stylish throughout.



SOPHISTICATION AND STYLE IN LEITH



Forming part of a B-listed Georgian building in the popular Leith area of Edinburgh, this stunning main door flat is excellently presented to the market, with a chic and stylish aesthetic that captures your attention instantly.

The striking stone façade and dark front door of the property lead to a grand entrance vestibule with flagstone floors, decorative cornicework and a cloakroom. The vestibule takes you to the spacious hallway.

It's hard to pick a favourite room in this superb flat, but the living room is particularly notable with its fantastic proportions, sanded and varnished floors, original marble fireplace with tiled hearth, cornicework, window shutters and built-in bookcases. It's an ideal space for relaxing in the evenings.

While the living room showcases some of the more traditional features of the property, the sleek dining kitchen evokes a far more contemporary feel. Positioned at the back of the property, it features seamless and glossy white units, as well as a number of integrated appliances, including a fridge, freezer, dishwasher, microwave, induction hob, cooker hood and an eye-level oven.

The property boasts three lovely double bedrooms, with the main one positioned at the back of

the property – it benefits from a fireplace with tiled hearth, window shutters and shelved storage. The second bedroom is to the front of the property, with sanded and varnished floors, an original marble fireplace with tiled hearth and decorative cornicework.

Also located at the back of the property, the third bedroom could be used as a home office or nursery. The flat also features a modern, partially tiled bathroom and low maintenance front garden.

Excellently located just off the vast green space of Leith Links, the property is within easy walking distance of many of the popular bars and restaurants of Leith Walk and The Shore. It's also extremely well-connected via a number of nearby bus routes, making accessing other parts of Edinburgh a breeze.

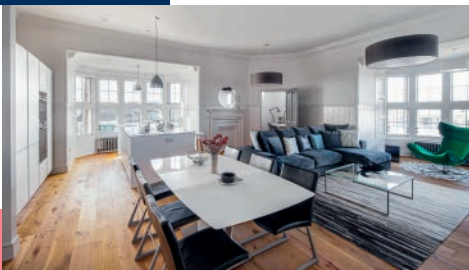
With chic and stylish décor throughout, this fantastic flat in Leith is not one to be missed.



83 DUKE STREET, LEITH, EH6 8HN | OFFERS OVER £395,000

CONTACT: Call Beveridge & Kellas on 0131 253 2379





PENTHOUSE LIVING AT THE PLAYFAIR AT DONALDSON'S

A limited collection of outstanding penthouse apartments is for sale at The Playfair at Donaldson's.

Boasting majestic views of the Pentland Hills and Murrayfield Stadium to one side, and Edinburgh Castle and the historic City Centre to another, these rare dual-aspect homes are some of the finest built at the award-winning development on West Coates.

Thanks to the design of the original building, which was built in the 1840s, the penthouses feature a range of unique living spaces, including study rooms and utilities, situated within the building's original turrets.

These features, and many other period details including original windows and fireplaces, have been meticulously restored by City & Country, the UK's leading developer of historic buildings.

Residents have access to their own private terraces located within the rooftops of the majestic building, overlooking the iconic domes and turrets that characterise The Playfair.

Unique snug spaces, ideally suited to working from home, can be found on mezzanine levels with high-speed internet to all apartments. Equally, these spaces could easily be transformed for other uses, such as a private cinema room or occasional guest bedroom.

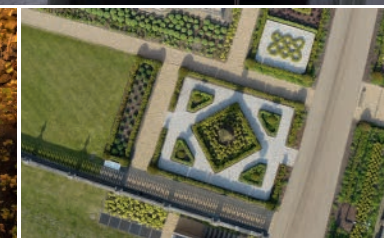
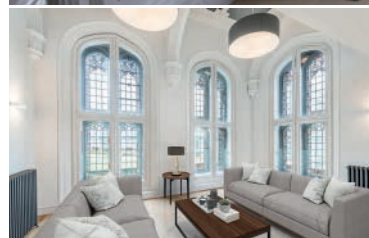
Residents benefit from access to The Playfair's communal areas, which have already been restored. These include The Club Room and The Chapel Room located in and adjacent to The Playfair's original chapel, as well as the beautiful, grand entrance hall and impressive original staircase.

Perfect for work, rest or play, the communal spaces at The Playfair are a luxurious extension to residents' homes – they can even hire them for their upcoming celebrations and events.

Situated just moments from Haymarket station, The Playfair at Donaldson's is set amidst 16 acres of elegant private grounds. Having been extensively restored, the former college is firmly established as one of Edinburgh's most prestigious addresses, recently winning Apartment Development of the Year at the 2020 Scottish Home Awards.

Some of the penthouses are released exclusively to the ESPC and can be found on the website. They start from £850,000, but other homes at The Playfair are priced from £275,000. To register your interest and arrange a virtual tour, visit cityandcountry.co.uk or call 0131 341 5679.

DON'T MISS YOUR OPPORTUNITY TO OWN ONE OF THE FINEST HOMES IN EDINBURGH



A wide range of 1, 2 and 3 bedroom Mezzanine, Penthouse and Chapel apartments are available, each with unique details and historic charm that make them truly one of a kind.

- Private open spaces and a tranquil courtyard to relax
- Unwind in the boutique communal spaces
- **BoConcept** interior design package included
- From £275,000 to £1,550,000

BOOK YOUR PRIVATE VIEWING TODAY

CITY & COUNTRY

Prices correct at time of publication and are subject to change.

Show homes open
Thursday to Monday, 10am - 5pm

0131 341 5088
cityandcountry.co.uk

THE
PLAYFAIR

AT DONALDSON'S

WEST COATES EDINBURGH
EH12 5JQ

HOUSE PRICE REPORT JANUARY 2021

Find out key property market statistics for Edinburgh, the Lothians, Fife and the Borders over the past three months.

KEY POINTS

£265,953
average
selling price

Over the past three months, the average property selling price in Edinburgh, the Lothians, Fife and the Borders was £265,953, up 7.4% compared to the previous year.

45.3%
increase in
volume of
property sales

In these areas, the volume of property sales from November 2020 to January 2021 was up 45.3% year-on-year.

11.7%
increase in
homes coming
to market

The volume of new property listings during this time period was up 11.7% year-on-year.

The average property selling price in Edinburgh, the Lothians, Fife and the Borders over the past three months was £265,973, up 7.4% compared to the same period last year. In Edinburgh, the average property selling price was £281,386, up 5.3% compared to the previous year.

From November 2020 to January 2021, East Fife properties experienced a 26.6% increase in average selling price year-on-year, while those in West Fife & Kinross saw a 9.8% increase. Properties in Dunfermline experienced a 14.5% rise in average selling price year-on-year.

Properties in East Lothian and Midlothian experienced a 9.4% and 9.1% increase in average selling price year-on-year respectively, while those in West Lothian saw a 1.5% decrease.

Between November 2020 and January 2021, the Scottish Borders saw property prices rise by 15.6% year-on-year to £263,283.

Over the past three months, the number of new property listings was up 11.7% in Edinburgh, the Lothians, Fife and the Borders – Edinburgh saw a 21.2% increase.

However, this increase was concentrated in November and December, with January seeing fewer properties coming to market year-on-year. This could be due to the impact of current lockdown measures and home schooling, with people potentially choosing to hold off until later in the year to sell.



Anstruther

The volume of property sales in these areas over the past three months has risen by a significant 45.3% compared to last year. This reflects how busy the market was in the late summer and early autumn last year.

The top selling properties by sales volume were two bedroom flats in Leith and three bedroom houses in Dunfermline.

Between November 2020 and January 2021, the average percentage of Home Report valuation achieved by properties in Edinburgh, the Lothians, Fife and the Borders was 103.3%, compared to 102.4% last year. Edinburgh properties achieved 103.5% compared to 103.8% last year.

Over the past three months, the median time for a property to be placed under offer in Edinburgh, the Lothians, Fife and the Borders was 19 days, four days faster than last year. In the Borders, properties experienced much faster selling times, with it taking a median

time of 26 days for properties to be placed under offer, 41 days faster than last year.

Paul Hilton, CEO of ESPC, said: "In January 2021 we saw fewer homes coming to market compared to last January. The current lockdown restrictions, Scottish Government guidance and impact of home schooling may have led people to delay a house sale until later in the year.

"January was, however, a particularly strong month for property valuation requests on ESPC, suggesting that many people are looking to sell in the near future. Rising selling prices and fast selling times also indicate that demand from buyers remains relatively strong.

"For those thinking of buying or selling in the near future, it is best to speak to a solicitor estate agent who can help advise you on current market conditions and the COVID-19 guidance on moving home."

HEWISBRIDGE, LIDDESDALE VALLEY, NEWCASTLETON, TD9 0SQ

OFFERS OVER £825,000

4  3  3  N/A 

ESPC PROPERTY



Inside, the layout and accommodation extends on either side of the central hallway, which divides the three formal reception rooms - a dual aspect dining room with stone fireplace and views to the front gardens and orchard, large sitting room with bespoke fireplace and a triple-aspect sunroom. There is also an expansive open-plan kitchen/diner and adjoining family room, the latter with French doors onto the garden terrace with views down the valley. Upstairs are four comfortable double bedrooms, including a master with ensuite, and the main family bathroom complete with freestanding roll-top bath

More than a forever family home, Hewisbridge is a unique country property brimming with style; quality modern design fused perfectly with traditional charming character - an extended stone-built farmhouse and a fully renovated, detached 17th Century stone barn with endless potential. With around 50 acres of land, nestled in a stunning location within the Liddesdale Valley, just a stones throw from the pretty village of Newcastleton, Hewisbridge Farm offers an enviable lifestyle that's hard to beat.

VIEWING INFORMATION

Contact Hastings Legal & Property
01573 225999



PREPARING TO BUY A HOUSE

Jacque Sandison from Watermans Legal offers her top tips on preparing to buy a house.

The current Scottish Government stay-at-home guidance states that: "Whilst it is permitted to leave your house for activities in connection with moving home (including viewing a property), or for activities in connection with the essential maintenance, purchase, sale, letting, or rental of residential property that the person owns or is otherwise responsible for, at this time it is advisable to postpone, if possible."

This means that you are allowed to move house and view properties, provided you follow the necessary health and safety guidance, but that it is advisable to postpone if possible.

If you are thinking of buying a house at some point this year, there are plenty of things you can do to prepare from the comfort of your own home. Here's my guide to help you find a new home, take the stress out of house hunting and avoid any costly mistakes.

GET YOUR MORTGAGE IN PLACE

If you aren't a cash buyer, talk to a mortgage adviser who will explain how much you can borrow, what repayments are likely to cost and whether you can afford those

repayments. A good adviser will look at the lots of mortgage options for you.

WORK OUT A REALISTIC BUDGET

There's no point torturing yourself looking at houses or flats that are out of your price range. Set a strict budget and don't forget to calculate moving costs, LBTT, legal fees and a contingency budget too. In certain areas, many properties sell over the Home Report value so build that into your calculations.

MAKE A CHECKLIST

Make a checklist of "must-haves" and things you would like but are willing to compromise on. When house hunting, it's important not to get caught up in the superficial aspects. Compared to the cost of moving, it is a relatively small cost to redecorate.

IGNORE NATIONAL MARKET PREDICTIONS

Many organisations publish UK property market predictions which often vary widely. It's better to speak to local agents, find out what's sold recently and look at statistics that are specific to the location you want to live in.

USE YOUR SOLICITOR ESTATE AGENT'S LOCAL KNOWLEDGE

Use websites such as ESPC to help your property search, see what's on the market and gather information. But it's also important to find out who knows the local market. Local solicitor estate agents can advise you on the market and contact you directly as soon as a suitable house comes on the market.

Find out more about Watermans Legal and how they can help you buy a home at watermanslegal.co.uk or contact the team on 0131 467 5566.



4-bedroom Burnet showhome



Beautifully designed new homes, flexible interiors and quality finishes at Lethington Gardens, Haddington



4-bedroom Burnet showhome

It is hardly surprising **Lethington Gardens** has proved so popular. Combine this fine development on the western edge of the beautiful market town of Haddington, with Mactaggart & Mickel's long tradition of building outstanding family homes and you have a combination certain to appeal to discerning buyers.

Now is the time to make your move! Mactaggart & Mickel have

a range of imaginatively designed, high specification, energy-efficient 3 and 4-bedroom new homes at Lethington Gardens - perfect for growing families and executive couples alike.

Current prices from £289,995

Mactaggart & Mickel's focus on quality has helped achieve a 5-star customer satisfaction rating from the Home Builders Federation for eight consecutive years.

Don't take our word for it - see what this happy buyer has to say!

"We lived in London for six years and had always planned to move back once we started a family. We looked at a few different housebuilders in the area but after we saw the Mactaggart & Mickel showhome, we knew we didn't want or need to see any

other properties. The quality of the build and the service has been exceptional. There is a great community feel within the development and it's so easy to be able to walk to Haddington high street."

Homebuyer at Lethington Gardens, Haddington



3-bedroom Bryce showhome

Please call 07973 911 280

macmic.co.uk

The images shown are of typical Mactaggart & Mickel showhomes. The specification depicted may vary to other house styles at the above development. Some fixtures and fittings may not be included in the sale price. Prices and details correct at time of going to print.





St Andrews

TOP SELLING AREAS OF 2020

In this article, we use ESPC data to highlight the top selling areas of 2020 in Edinburgh, the Lothians, Fife and the Borders.

TOP AREAS BY AVERAGE PROPERTY SELLING PRICE

The top location by average selling price in 2020 was the highly desirable area of Merchiston in Edinburgh, with an average selling price of £565,933, up 40.5% compared to 2019. It was followed by the exclusive areas of Greenbank and Grange.

However, it was a town in the Borders that saw the greatest year-on-year increase in average property selling price - Kelso saw a 45.2% increase compared to 2019, rising to £214,232.

TOP AREAS BY PROPERTY SALES VOLUME

The historic Fife town of Dunfermline boasted the highest volume of property sales of any ESPC district in 2020. However, sales in the area were down 18.3% year-on-year. Dunfermline was followed by Corstorphine

and Leith for highest volume of property sales during the year.

Kelso saw the greatest year-on-year increase in property sales, rising by 15.9%.

TOP AREAS BY NUMBER OF PROPERTY LISTINGS

Given these locations also achieved the greatest number of sales in 2020, it is unsurprising that Dunfermline, Leith and Corstorphine saw the greatest number of homes coming to market last year. However, Dunfermline and Corstorphine saw a slight decline in listings compared to 2019, while Leith saw a 21.8% increase.

Lasswade and Fountainbridge saw the greatest year-on-year increases at 77.8% and 73.3% increase, respectively.



Kelso



Leith

TOP AREAS BY PROPERTY SELLING TIME

The median time for properties in Balgreen to be placed under offer was just 12 days during 2020, eight days faster than 2019. Properties in Pilton had a median selling time of 13 days.

During 2020, the seaside town of St Andrews saw a significant decline in the median time it took for a property to be placed under offer, dropping by 23 days to 50 days.

TOP AREAS BY AVERAGE PERCENTAGE OF HOME REPORT VALUATION ACHIEVED

With its location by Portobello beach and an array of beautiful Georgian and Victorian homes, Joppa properties achieved 107.6% of Home report valuation on average, up 2.1 percentage points compared to last year. Properties in the highly desirable area of Trinity achieved 106.8% of Home Report valuation on average.

In terms of year-on-year increase, properties in Kelso saw the average percentage of

Home Report valuation achieved rise 4.8 percentage points compared to 2019, while the Midlothian town of Newtongrange saw an increase of 4.6 percentage points.

TOP AREAS BY CLOSING DATES

Closing dates are indicative of a competitive market and certain districts saw a high percentage of these during 2020. 61% of Newtongrange properties sold through ESPC agents went to a closing date while 51% of Joppa properties did.

These districts also saw the greatest year-on-year increase in the percentage of closing dates, at 41.7 and 31.6 percentage points, respectively.

The above data is based on properties sold or listed by ESPC agents in Edinburgh, the Lothians, Fife and the Borders from January to December 2020, compared to the same period in 2019. All areas featured had to have a minimum of 30 property sales or listings during 2020 to ensure all statistics provided were valid.



Portobello Beach at Joppa end

FAIRVIEW, NENTHORN, KELSO, TD5 7RY

OFFERS OVER £625,000

5  2  3  E 

ESPC PROPERTY



A welcoming family home with charm, character and stunning features blending seamlessly with contemporary styled elements, Fairview caters ably for modern tastes and requirement. With a peaceful location and glorious surrounding gardens, including a wishing well and water feature, complete with sauna and hot tub, this forever home is an enviable find for any country lifestyle seeker.

VIEWING INFORMATION

Contact Hastings Legal & Property
01573 922603

HASTINGS

26 BOWMONT COURT, HEITON, KELSO, TD5 8JY

OFFERS OVER £550,000

5  3  4  D 

ESPC PROPERTY



The striking property, designed with a Georgian flair, was completed in 2006 and stands within the beautifully kept hamlet to the edge of Heiton village, just outside Kelso. The property is a short walk to the SCHLOSS Roxburgh Golf Hotel with its, 18 hole, championship golf course. The plot itself is exceptionally generous; with a south-west facing aspect towards the famous Roxburgh viaduct spanning the River Teviot and majestic Eildon Hills beyond, with the rear opening to endless countryside and sheltering woodland. It is a location which ticks all the boxes.

VIEWING INFORMATION

Contact Hastings Legal & Property
01573 225999

HASTINGS

WHY EAST LOTHIAN IS PERFECT FOR OUTDOOR ENTHUSIASTS

If you love watersports, golf or cycling, East Lothian could be the place for you.





WHY EAST LOTHIAN IS PERFECT FOR OUTDOOR ENTHUSIASTS

With a fantastic selection of homes, highly regarded schools and good transport links, the towns and villages of East Lothian attract many different types of property buyers, from young families to those entering retirement.

It's a particularly great base for those who love spending time outdoors – here's why...



East Lothian is an extremely popular place to live, not just because it is home to many picturesque towns and villages, but also because it offers a range of houses in various different price brackets which cater to a diverse range of buyers. As well as those sought-after seaside views, East Lothian offers an exceptional quality of life with a range of outdoor activities, substantial local facilities and an easy commute into Edinburgh

Erin Gilmour, Property Manager at Paris Steele



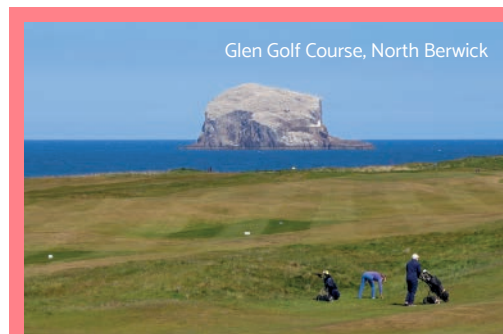
1. BEAUTIFUL BEACHES

From Longniddry and Aberlady to North Berwick and Dunbar, many of East Lothian's towns and villages are perched on its beautiful coastline, which means there is a range of watersports activities on offer. Whether you are a keen surfer, into open water swimming or enjoy a bit of paddleboarding, you will be able to find an activity and area to suit you.



2. WORLD-RENOWNED GOLF COURSES

Quite simply, East Lothian is a golfer's paradise. Muirfield is known for hosting The Open Championship, but there are a variety of other excellent golf courses available in North Berwick, Gullane, Longniddry, Dunbar and Musselburgh.



3. STUNNING WALKS

With stunning scenery across the area, there are a number of breathtaking walking routes in East Lothian. You can stroll along the John Muir Way from Prestonpans to North Berwick or walk beside the picturesque River Tyne in Haddington. Whether you're an avid walker or someone who just enjoys popping out for some fresh air, there will be many different routes to suit you.



4. EXCELLENT CYCLE ROUTES

East Lothian is also a great base for keen cyclists, with lots of main cycle routes. National Route 76 connects Haddington and Musselburgh with Edinburgh, and on past Dalmeny towards Stirling. National Route 196 is a leafy, mostly traffic-free route along leafy railway paths and quiet roads. It connects Haddington to Penicuik, and links to National Route 1 south of Edinburgh.



5. GREAT FISHING SPOTS

Whether you prefer freshwater or sea fishing, you are spoilt for choice in East Lothian. Whiteadder Reservoir offers good trout and salmon, while Kin Loch at Markle Fisheries holds rudd, carp, tench and trout.



Search for your dream home in East Lothian at espc.com

**NOW ON
SALE**



Modern country homes

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2, 3 and 4 bedroom homes.

Prices from £290,000

Please contact us on:

07483 349 425

longniddry@zeroc.co.uk
www.zeroc.co.uk/longniddry



ZeroC, part of Places for People, has launched the first phase of modern country homes for sale at Longniddry Village. The first phase includes an elegant mix of 2, 3 and 4 bed country homes, including character bungalows, coach houses and uniquely styled 3 and 4 bedroom homes with period charm.

The range of house types has been designed by celebrated architect Ben Pentreath in traditional style to reflect the best of the nearby county towns and coastal villages and developed in partnership with landowners Wemyss and March Estates.

The landowner's vision is for a mixed-use hub to include a café and retail along with studio and workshop space for local businesses, offering employment opportunities and useful services for the whole village.

The trademark architectural style includes period features such as sash and case windows, high ceilings and chimneys. The same attention to detail is reflected in beautiful interiors featuring high quality fixtures and fittings, including designer kitchens and bathrooms. Some of the larger homes have a log burning stove as standard, with a cosy garden room that creates the perfect space for working from home.

Allison Sutherland, Places for People Regional Director of Sales and Marketing said: "Off-plan reservations have already been made following our recent virtual launch and we expect a high level of interest in our homes here to continue. Our customers are so excited about our refreshing approach to architecture; some have travelled as far as Aberdeen and Inverness to view the Modern Country show homes at our other developments.

"We look forward to welcoming customers to our new show home early 2021."

WHAT IS A FLEXIBLE MORTGAGE?

Paul Demarco, Independent Mortgage Adviser at ESPC Mortgages, explains what a flexible mortgage is and when it can be useful.

Flexible mortgages allow you to manage your monthly payments to suit your cash flow needs. This is an additional feature over the standard variable and fixed rate mortgage options that have early redemption penalties.

Flexible mortgages allow you to repay capital early without any early redemption penalties, take back some cash you have paid in and postpone payments.

Some are run as substitutes for current and savings accounts, so all your money is working to minimise interest on the mortgage. Each provider will specify the extent of flexibility on its product and the interest rate may be variable or fixed.

There are a number of reasons why flexible mortgages may be used. For example, if someone wants to re-mortgage their property to get a lower interest rate, but they also want to sell their property within the next six to twelve months or so, the flexible mortgage option offers them a lower rate of interest and no early redemption charges.

As the mortgage is also portable, it can be transferred to the new purchase if a mortgage is required for that purpose.

Also, if someone wants to buy before they sell, or they cannot sell at present, and they either have no or a very small mortgage on their existing property, they will use the flexible mortgage option to buy the new property with the deposit funded from savings.

Further down the line, if they decide to sell the other property, they can repay the mortgage in part or in full without any early redemption penalties.

In general, there are two types of flexible mortgages that lenders offer – fixed rate and tracker rate.

FIXED RATE

This is when the mortgage payments are fixed for a specific period and do not change until the end of the fixed rate period.

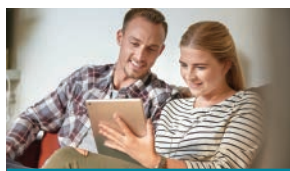
TRACKER RATE

These offer you a variable rate mortgage with an interest rate that rises and falls in line with a specific benchmark,

usually the Bank of England base rate. The tracker rate would be expressed as a certain percentage above or, in some cases, below the benchmark rate.

It's important to remember that interest rates can go up. If it rises sharply, your payments may increase substantially.

Contact ESPC Mortgages for independent mortgage advice on fsenquiries@espc.com or 0131 253 2920.



The information contained in this article is provided in good faith. Whilst every care has been taken in the preparation of the information, no responsibility is accepted for any errors which, despite our precautions, it may contain.

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.

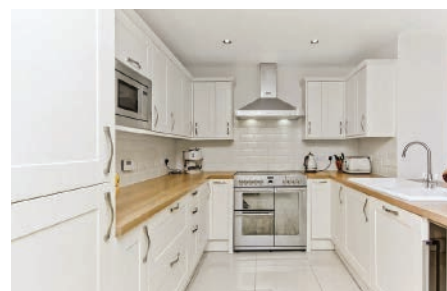
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1 THE OLD GYMNASIUM, CARBERRY, MUSSELBURGH EH21 8PY

FIXED PRICE £430,000

3 3 2 C

ESPC PROPERTY



Located within the grand Carberry Tower Estate amongst 40 acres of private parkland, this exclusive three-bedroom end-terrace house occupies a sought-after corner plot, providing a rare opportunity for families and professionals.

VIEWING INFORMATION

Viewings Information Tel: 01620 893 481
eastlothianproperty@gilsongray.co.uk

GILSONGRAY
LAW • PROPERTY • FINANCE

25/2 RANKEILLOR STREET, NEWINGTON, EDINBURGH, EH8 9JA

OFFERS OVER £425,000



ESPC PROPERTY



This beautifully-modernised, traditional first-floor flat in Newington, within the South Side conservation area, lies nestled between Holyrood Park and The Meadows and within strolling distance of the city centre.

VIEWING INFORMATION

Tel VMH 0131 253 2964



90 WARRENDER PARK ROAD, MARCHMONT, EDINBURGH EH9 1ET

FIXED PRICE £385,000



ESPC PROPERTY



This impressive main-door two-bedroom flat offers a private garden, generous accommodation, and impeccable interiors, with neutral décor, desirable period features, and contemporary fixture and fittings. It forms part of a traditional tenement and provides a central and prime location for city professionals and urban families.

VIEWING INFORMATION

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





Enamel Hanging Planter, Bohemia Design Limited, £16, bohemiadesign.com

COLOUR CODE: PURPLE

Make a statement in your home with bold purple and pretty lilac shades.



Eichholtz Marquis Vase, Sweetpea & Willow, £84, sweetpeaandwillow.com



Evie Bed, Living It Up, £892.50, livingitup.co.uk



Zahra Sheepskin Baa Stool, Lime Lace, £245, limelace.co.uk



Purple Softness Poster, Desenio, £9.95, desenio.com



Arabella Purple Velvet Pom Pom Cushion, Ragged Rose Ltd, £35, raggedrose.com



Cricket Corner Sofa, Sofology, £1,999, sofology.co.uk

**19B LAW ROAD,
NORTH BERWICK, EH39 4PT**

OFFERS OVER £355,000

3  2  1  B 

ESPC PROPERTY



Modern three bedroom, two bathroom, mid terrace house in North Berwick, within easy walking distance of beaches, shops, schools and the train station. In addition to a secure low-maintenance garden, with a detached garden room, the property also benefits from allocated parking.

VIEWING INFORMATION

Viewings Information Tel: 01620 893 481
eastlothianproperty@gilsongray.co.uk



**26 (3F1), DARNELL ROAD,
EDINBURGH, EH5 3PL**

OFFERS OVER £350,000

2  1  2  C 

ESPC PROPERTY



A beautiful, well proportioned, 2-bedroom flat forming part of a handsome traditional stone built tenement located in desirable Trinity area. Modernised to an extremely high standard throughout with high ceiling with fine cornice work which adds greatly to the character.

VIEWING INFORMATION

By apt with Boyd Legal 0131 202 5935



THE BENEFITS OF USING A SOLICITOR ESTATE AGENT

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

In the current guidance on moving home and COVID-19, the Scottish Government has recommended anyone looking to buy or sell property should speak to a solicitor in the first instance. ESPC agents are all solicitor estate agents, meaning they can help with every aspect of buying or selling your property, from advising you on the current processes to the legal aspects to property marketing. Here are five reasons to use a solicitor estate agent in Scotland:

1. EXPERT ADVICE ON THE LATEST GUIDANCE

ESPC solicitor estate agents are experts in the local buying and selling process and can therefore answer any questions you may have. Our solicitor estate agents also work to stay up-to-date with new government guidance and legislation relating to the Scottish property market and COVID-19, making them best-placed to advise you on the current situation.

2. A SEAMLESS SOLICITOR-LED SERVICE

You need a solicitor to buy or sell a house in Scotland. A solicitor estate agent can therefore help with every stage of the moving process, from the marketing of your property to submitting and accepting offers

and concluding the missives, making it as seamless as possible.

3. HIGH STANDARDS OF CONDUCT

Solicitor estate agents are bound by the professional code of conduct issued by the Law Society. This means they meet high standards with regards to any legal aspects of the buying or selling process and are duty bound to do the best by their clients, so you can trust that they are offering you the best possible advice throughout the process.

4. LOCAL MARKET INSIGHT AND KNOWLEDGE

The guidance of an experienced agent on properties and how much to offer or how much to accept is very valuable. ESPC solicitor estate agents benefit from expert knowledge on the local market, with access to up-to-date ESPC sales data, so they can advise you on this.

5. PROPERTY MARKETING OPPORTUNITIES

A specific benefit of using an ESPC solicitor estate agent to sell your property, is that they can advertise your home on various ESPC marketing channels, including the ESPC website which receives hundreds of thousands of visits per week.

Our 2019 market research revealed that most buyers in the local area look at ESPC channels first when they're searching for their new home, ensuring you reach the right audience at the start of their buying journey.

Find an ESPC solicitor estate agent at [espc.com/find-an-agent](https://www.espc.com/find-an-agent)



CASTLE LIFE

If you've ever wanted to live in a castle, this beautiful flat in Dunfermline will let you do just that.



CASTLE LIFE



This unique and beautifully presented property forms part of A-Listed Pitreavie Castle, which was built in the 17th century and sits in around four acres of grounds between Rosyth and Dunfermline. In recent years, the castle has been transformed into six stunning apartments.

The flat itself has been freshly decorated and is a credit to the present owners, with lovely décor throughout.

Upon entering the castle, you are greeted by an entrance vestibule which leads to a hugely impressive sweeping carpeted staircase. The flat entrance is located on the second floor.

The apartment features a small internal hallway, and a few steps down the stairs takes you into a useful study/utility area. A main staircase leads to the upper level and a bright, spacious hallway.

Overlooking the beautiful gardens of the castle, the living room is one of the highlights of the property. It benefits from a feature fireplace. The property also has a modern, newly-fitted dining kitchen.

With three well-proportioned double bedrooms, the property could be ideal for a small family or a couple seeking additional space. There is also an impressive four piece family bathroom in the flat.

The picturesque communal grounds which surround the castle incorporate woodland, lawns, ponds and a summer house, making it perfect for those looking for peace and quiet.

However, it's also relatively well-connected with Rosyth Railway Station just a ten minute walk away, providing direct access to Haymarket Station in the centre of Edinburgh in less than thirty minutes.

The nearby towns of Rosyth and Dunfermline also offer a range of amenities, like shops, eateries and schools, meaning you may not have to venture to the capital too often.

The seaside towns of Fife are easy to access by car or public transport and Fife is also known for its beautiful countryside walks and historic attractions, meaning there is plenty in the nearby area to explore.

Presenting a unique opportunity to live in a super stylish apartment within a castle, this property is certainly one-of-a-kind.



10 PITREAVIE CASTLE, CASTLE DRIVE, KY11 8FX | OFFERS OVER £265,000

CONTACT: Call Morgans on 01383 280427



97 MAYFLOWER GARDENS, LOANHEAD, EH20 9BF

FIXED PRICE £330,000



ESPC PROPERTY



Forming part of a contemporary development in Loanhead, this modern detached house enjoys four bedrooms, two bathrooms, neutral décor throughout, and an enviable south-facing aspect, plus a large rear garden, an attached single garage, and a double driveway.

VIEWING INFORMATION

Tel Seller 07774230242/VMH 0131 253 2964



14A POLWARTH GROVE, MERCHISTON, EDINBURGH EH11 1LY

FIXED PRICE £325,000



ESPC PROPERTY



This stunning two-bedroom, two-bathroom garden flat with furniture included, boasts a prime location in popular Polwarth. Intersected by the picturesque Union Canal, Bruntsfield and Merchiston lies within walking distance of all the capital has to offer and is well-served by local shops, entertainment amenities, and 24-hour bus links. The cleverly converted flat is set on the lower-ground floor of a traditional mid-terraced villa, presented in a move-in condition, with a private main entrance and rear garden.

VIEWING INFORMATION

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



SEARCHING FOR A HOME WITH ESPC

Over
2,000

properties for sale
on espc.com

Over
520,000

property alert emails
sent in January via
My ESPC

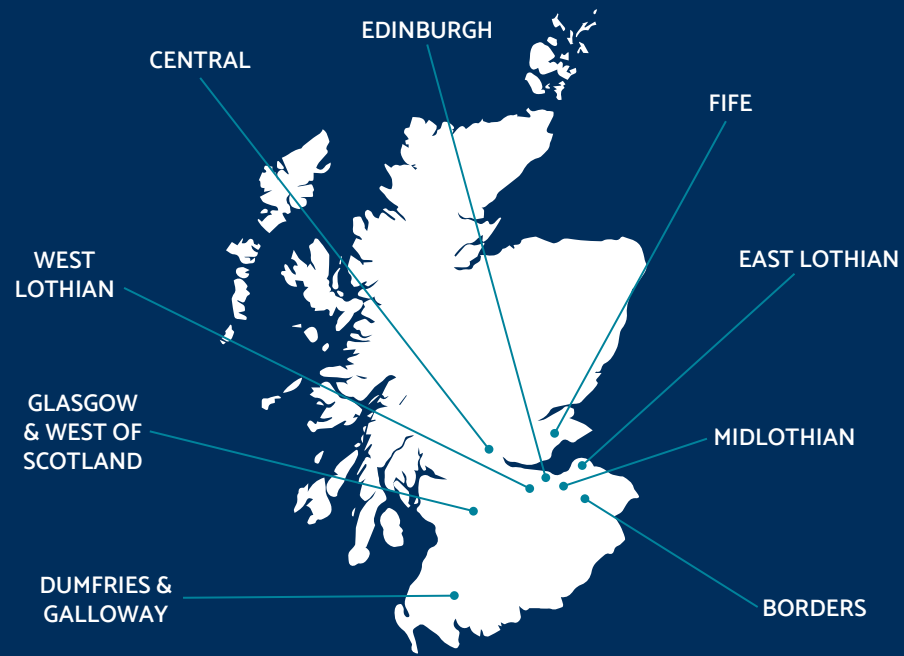
160
solicitor estate
agents

ready to help you
move home

Leith

saw a 76% year-on-year increase
in property listings over the past
three months

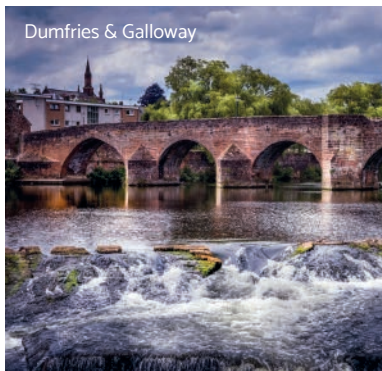
ESPC AREAS



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



Fife



Dumfries & Galloway



Glasgow



Linlithgow



Roslyn



Bruntisfield

HEARTSEASE, 2 UPPER MANORHILL HOUSE, SELKIRK, TD7 5LS

OFFERS OVER £315,000



ESPC PROPERTY



A country escape beautifully restored in true homage to its Victorian roots, Manorhill is an immaculate apartment set in a secluded private location to the edge of town - surrounded by stunning landscaped gardens with a rolling countryside backdrop, sheltering woodlands and restorative outlooks - it is an enviable home providing a perfect balance between peace and ease of accessibility.

VIEWING INFORMATION

Contact Hastings Legal & Property
01573 225999

HASTINGS

BENGERBURN OLD FARMHOUSE, SELKIRK, TD7 5LD

OFFERS OVER £235,000



ESPC PROPERTY



Nestled in rolling countryside quintessential of the beautiful Yarrow Valley, Bengerburn Farmhouse is the ideal spot for those in search of an enviable work-life balance - with the area benefitting a scenic and peaceful semi-rural position, this charming spot is surprisingly well connected; equidistant to the popular towns of Peebles and Galashiels which host an excellent range of amenities and transport links, it provides the perfect country getaway, not too far from civilisation.

VIEWING INFORMATION

Contact Hastings Legal & Property
01573 225999

HASTINGS

GARDEN TRENDS FOR 2021

Here are some of the top garden trends for 2021, as identified by the experts.

It might still be cold, but the days are slowly getting a bit lighter, signalling that spring is around the corner. If you've started to think about how to upgrade the outdoor space of your home for the warmer months, here are some of 2021's top gardening trends, as identified by the experts.

Paxton swinging egg chair, Gardenesque



From fruit and vegetables to herb gardens, the discovery that you don't need a huge space and that lots can be grown in a container, means this will continue to trend.

Marcus Eyles, Horticultural Director at Dobbies Garden Centres



GROWING YOUR OWN FOOD

2020 saw an increasing interest in growing food at home, and this is likely to continue according to Marcus Eyles, Horticultural Director at Dobbies Garden Centres, who said, who said: "From fruit and vegetables to herb gardens, the discovery that you don't need a huge space and that lots can be grown in a container, means this will continue to trend."



Seaton firepit, Gardenesque



OUTDOOR ROOMS

The experts at Gardenesque believe gardens will continue to become an extension of our living space, and creating an outdoor room is a great way to unlock your garden's potential this summer. Comfortable furniture is key to creating a relaxing space to unwind and socialise as a family.

They are also anticipating an upswing in products that extend the evening on our patios, balconies and in our gardens, such as outdoor firepits and fireplaces. Similarly, Gardenesque has reported a surge in interest in barbecues, outdoor kitchens and pizza ovens, highlighting al-fresco cooking and dining will remain popular.



“

Dedicating an area of the garden to wildflowers, even if a small square metre, can have a big impact. Just think of the cumulative effect if even a small portion of those with outdoor space planted wildflowers.

Marcus Eyles, Horticultural Director at Dobbies Garden Centres

”

SUSTAINABLE GARDENS

Marcus Eyles from Dobbies also believes there will be a continued focus on sustainability in 2021, with planting styles that will help encourage pollinators and wildlife to help gardeners become greener. He advises: “To encourage pollinators, plant simple single flowers, rather than blousy doubles, as this will give them the chance to access the nectar.”



“

Raised beds are popular not only because the height saves us from the aches and pains of bending down but because they make growing fruit, vegetables and flowers possible anywhere, even if you just have a front porch or a patio.

Kate Turner, Gardening Guru at Miracle-Gro

”



RAISED BEDS

The team at Miracle-Gro (lovethegarden.co.uk) did some research on Instagram to find out what the top emerging gardening trends for 2021 were, and one of them was raised beds. By building a raised wooden garden bed, you can create a lovely outdoor feature but it's also an ideal space saver for those with small gardens.

You can then grow whatever plants, fruit or vegetables that you feel like or what will work in that position of your garden.

10/11 ARDMILLAN PLACE, ARDMILLAN, EDINBURGH EH11 2JU

OFFERS OVER £230,000



ESPC PROPERTY



Ideal for city professionals, first-time buyers, and buy-to-let investors, this third/top-floor flat in popular Ardmillan forms part of a modern development, boasting two spacious double bedrooms, a generous living/dining room, and private residents' parking. The home has a prime location, within walking distance of Haymarket train station, and is well-presented throughout.

VIEWING INFORMATION

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



51 ETTRICK TERRACE, SELKIRK, TD7 4JS

OFFERS OVER £220,000



ESPC PROPERTY



Charming traditional stone built cottage in the heart of Selkirk. Tastefully presented throughout boasting its own enviable self contained apartment! Rolling hillside views, lovely outdoor space and private parking.

VIEWING INFORMATION

Contact Hastings Legal & Property
 01573 225999



LBTT REDUCTION TO END AS PLANNED

The Scottish Government has confirmed the end date of the current Land and Building Transaction Tax (LBTT) reduction and when the First Home Fund will reopen.

On 28th January during the Budget announcement, Kate Forbes, Cabinet Secretary for Finance, confirmed that the “LBTT holiday” would end as planned at the end of March.

The nil tax threshold for LBTT was raised from £145,000 to £250,000 in July 2020, with the aim of stimulating the Scottish property market after lockdown restrictions. This enabled property buyers to save up to £2,100 on a property purchase.

However, from 1st April 2021, the zero tax threshold will drop back to £145,000 (although first time buyers will benefit from tax relief up to £175,000).

The Scottish Government has also confirmed that the First Home Fund will reopen for applications on 1st April 2021 for transactions in the 2020/21 financial year. The First Home Fund is a scheme that offers equity loans of up to £25,000 to boost the deposit of first time buyers and help them onto the property ladder (applicants must save at least a 5% deposit for a property to be eligible for the scheme).

With mortgage lenders requiring higher deposits currently compared to before the pandemic, the scheme proved popular in

2020. Due to the high volume of applications received, the Scottish Government paused the scheme in October but is reopening it in April.

However, the Scottish Government has confirmed that they won't be accepting any new applications to the Help to Buy (Scotland) Affordable New Build scheme after 5th February 2021. They will continue to accept applications for the Help to Buy (Scotland): Smaller Developer scheme.

Paul Hilton, CEO of ESPC, said: “The Scottish Government plans to lower the nil tax LBTT threshold as planned on 31st March 2021. It is likely we will see a surge in sales activity as buyers look to take advantage of the current reduction and settle transactions before that date, as we have seen similar trends with previous LBTT changes.

“The return of the First Home Fund in April will likely come as welcome news to many first time buyers, who may not currently have a big enough deposit in order to obtain a mortgage without support from the scheme.”

Find out the latest property market news at espc.com



COTTAGECORE

The cottagcore trend has been steadily growing in popularity. It's a look inspired by traditional and cosy countryside homes, with simple furniture, natural colour palettes and the incorporation of outdoor elements such as dried flowers and houseplants.

Halifax White Painted Bookcase Hutch Unit, White Tree Furniture, £699, whitetreefurniture.co.uk

FLAT 20, 19 SALAMANDER PLACE, EDINBURGH, EH6 7JJ

OFFERS OVER £195,000



ESPC PROPERTY



A spacious and well designed, 4th floor, one bedroom apartment at The Ropeworks development in the heart of Leith, close to The Shore. Contemporary living/dining open space with well appointed hi spec kitchen with centre island. Balcony, private parking. Viewing by appt.

VIEWING INFORMATION

Tel Watermans Legal on: 0131 253 2959



17A, WILLIAM STREET, EDINBURGH, EH37NG

OFFERS OVER £190,000



ESPC PROPERTY



Situated in the heart of Edinburgh's West End, this lovely property occupies a superb sought after city centre location on the prestigious William Street and it is ideally positioned for access to the many local amenities and is just a short stroll away from Princes Street.

VIEWING INFORMATION

By apt with Boyd Legal 0131 202 5935.





Luxury Grey Quilted Velvet Cushion Cover Geometric 'Eternity Ring' Pattern, Homescapes, £9.49, homescapesonline.com

INSPIRED BY BRIDGERTON

Netflix's hit period drama provides excellent home décor inspiration.



Laura Ashley - Enid 5 Light Chandelier Polished Nickel Crystal, dār lighting, £450, darlighting.co.uk



Pink Panels Wallpaper, Wallsauce.com, from £30 per squared metre, wallsauce.com



Murray Double Wall Bracket Antique Brass, dār lighting, £74.70 darlighting.co.uk



Quinn Bedside Drawers, Atkin and Thyme, £199, atkinandthyme.co.uk



Sienna Antique Brass Touch Table Lamp, Iconic Lights, £25, iconiclights.co.uk



Latte Velvet Jacquard Pencil Pleat Lined Curtain Pair, Homescapes, from £31.99 homescapesonline.com

75/13 ALBERT STREET, EDINBURGH, EH7 5LR

OFFERS OVER £175,000



ESPC PROPERTY



Located top floor accommodation comprises; open plan lounge/kitchen with appliances, spacious double bedroom and a single bedroom and a bathroom comprising of three piece suite. Double glazing windows. Gas central heating. Viewing by appointment.

VIEWING INFORMATION

Tel Watermans legal on: 0131 253 2959



UPPER COACH HOUSE, CRAIGMOUNT PARK, MINTO, HAWICK, TD9 8SB

OFFERS OVER £140,000



ESPC PROPERTY



The perfect countryside escape, offering easily maintained and charming accommodation set within a stunning parkland estate, with beautiful outlooks. The first floor converted stable boy apartment hosts large living & dining room, kitchen with pantry, three double bedrooms, a family bathroom and storage throughout, with a garage below, with the benefit of a private courtyard garden.

VIEWING INFORMATION

Contact Hastings Legal & Property
01573 225999



10 KERFIELD COURT, DRYINGHOUSE LANE, KELSO, TD5 7BP

OFFERS OVER £139,000



ESPC PROPERTY



Positioned on the ground floor of this sought after retirement complex by McCarthy Stone, this lovely garden apartment has the advantage of patio doors from the lounge leading directly to the communal gardens. Internally the accommodation has recently been redecorated in light contemporary tones throughout. Further advantages are its proximity to the town centre and local amenities, private residents parking, landscaped communal grounds and full use of the extensive shared residents facilities.

VIEWING INFORMATION

Contact Hastings Legal & Property
01573 225999

HASTINGS

LYNE COTTAGE, WESTGATE, DENHOLM, TD9 8LT

OFFERS OVER £135,000



ESPC PROPERTY



Sitting quietly on the edge of the sought after village of Denholm, Lyne Cottage is a modern semi detached cottage at the far end of a charming row, offering bright well-presented and adaptable accommodation. Outside the cottage garden is enclosed with fencing and there is a garage to the rear with access to side. The easily maintained property is perfectly placed for woodland walks with trails and cycle routes on the doorstep and a short distance from the village shop and local facilities.

VIEWING INFORMATION

Contact Hastings Legal & Property
01573 225999

HASTINGS

HOW TO CHOOSE A LETTING AGENT

Nicky Lloyd, Head of ESPC Lettings, offers some advice on how to choose a letting agent.

Each letting agent will offer their own style of lettings and property management, making it difficult for landlords to choose the right agent for them. Here are some points to consider when entrusting your property to a letting agent.

SEEK OUT LOCAL PROPERTY EXPERTS

An agent who knows the area well will most likely already have let similar properties, possibly even in the same street, so will be able to provide an accurate rental valuation and set realistic expectations for the level of interest you will receive.

KNOWLEDGE OF RENTAL MARKET LEGISLATION AND GUIDANCE

When assessing the expertise of an agent, make sure to also find out how the agent and their employees stay up to date with the latest rental market legislation and guidance. The COVID-19 pandemic has highlighted how important it is to be aware of legislative and guidance changes, and you want an agent who can keep you informed.

RECOMMENDATIONS

Read online reviews to find out more about the company from the experiences of real

clients. You can also speak to family, friends, and colleagues for recommendations.

WHAT LEVEL OF SERVICE ARE YOU LOOKING FOR?

Some landlords are happy to manage a tenancy themselves and have the time and resources required to do this, whilst others may prefer an agent who handles everything for them. A good agent will listen to your needs and offer the right service for you.

HOW WILL YOUR PROPERTY BE MARKETED?

Make sure you check how well, and where, your property will be advertised. Have a look at each agent's photographs to check that they understand the importance of showing your property to its best advantage. Where the property is listed is also important as you want your property to reach the widest possible audience.

MAINTENANCE

As a landlord, it is important that you trust your letting agent to deal with any maintenance issues on your behalf. Find out how often routine inspections are carried out, and how you will be informed of any works required.

THE AGENCY AGREEMENT

An agent will have an agency agreement for you to sign when you become a client, detailing the ways in which you will work together. You can request to read through a copy of this document before becoming a client.

To find out how ESPC Lettings can help you manage your properties, get in touch on landlord@espc.com or 0131 253 2847.



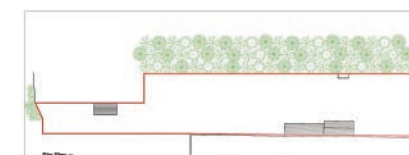
BUILDING PLOT,

GARDEN PADDOCK NISBET DUNS, TD11 3HU

OFFERS AROUND £100,000



ESPC PROPERTY



The building plot at Nisbet Stables enjoys a tranquil and rarely available semi rural position only a few miles from Duns. The plot itself is 0.4 acre, nestled into a woodland edge location with a walled surround to the south side creating a lovely feature and ensuring plenty of privacy. Detailed planning permission has been granted for the plot to build a sizeable four bedroom detached family home.

VIEWING INFORMATION

Contact Hastings Legal & Property
01573 225999



Looking forward to better days



MACTAGGART
& MICKEL



Indicative image of the Elliot dining/kitchen

Make *your* move to Lethington Gardens, Haddington

**Beautifully designed new homes, flexible interiors
and quality finishes.**

Enjoy this fabulous **5-bedroom family home** with separate family
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