

A still life photograph featuring autumn-themed decor. In the foreground, several pumpkins of various colors (orange, white, and green) are arranged on a wooden crate. The crate has the word 'STAMFORD' printed on its side. On top of the crate, there are three white ceramic mugs with a colorful autumn scene illustration. To the left, a clear glass vase holds a bouquet of red and orange flowers. The background is a rustic stone wall covered in dense, colorful autumn foliage in shades of red, orange, and purple.

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TORWOOD HOUSE 32 CORSTORPHINE ROAD MURRAYFIELD EDINBURGH EH12 6DU

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Editor's note

Emer O'Toole

Hello!

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

Don't miss our feature on living in Edinburgh North and find out the pros and cons of buying a period property, and how to declutter your home.

We're also looking at the latest interior trends with John Lewis & Partners discussing how green has become the new natural, and Dobbies provides a guide to the perfect spooky houseplants for Halloween.

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

Happy reading!

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Everything you need to know about getting your home valued

If you're looking to sell your home in the new year, now is the time to consider getting your home valued.



Picking the right agent to work with when you are selling your home is crucial to your selling journey. You need an agent that understands the local area and can guide you through the process, as well as letting you know the property valuation.

Without a doubt, ESPC solicitor estate agents are often best placed to offer you this having unrivalled access to market data and local knowledge, in addition to the understanding that they will strive to achieve the best sale for you. In fact, they are all duty bound by the Law Society of Scotland to do the best by their clients.

It can take time to get your property ready to appear on the market and the start of a new

year is often particularly busy in the property market, so now is a great time to start the process. The first step is to get a free property valuation where you invite a local expert solicitor estate agent to visit the property and they will provide a valuation or pre-sale appraisal.

Picking a solicitor to value your home

Our valuations service will allow you to choose an ESPC agent to start the process of selling your home with.

You can choose a firm based on what really matters to you. Whether that's selling your house fast, selling at the highest price, working with an expert agent who has sold properties nearby or has expert local knowledge through an office near you, you select the important criteria.

The valuation appointment

Once you've selected the firms that you want to receive a valuation from, it's a good time to make sure your property is ready. A spring clean can make a world of difference and will allow the valuer to see the full extent of the property without any distractions.

At the appointment, the valuer will look at the layout of the home, the condition, and any unique features. This will enable them to provide you with an estimation of how much your property is likely to sell for in the current market conditions.

This is a good time to ask your valuer any questions about the selling process and to let them know of any improvements you have made to the property since you bought it.

The valuation appointment will usually take just less than an hour, but it can be faster if required.

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 process.

What about the Home Report?

The Home Report is a legal requirement for most property sales in Scotland. Most buyers will use the Home Report for the purpose of their mortgage valuation and their borrowing will be based on the Home Report valuation and not the asking price.

Since sellers pay for the Home Report, it is usually produced after the estate agent's valuation and after sellers have selected their estate agent.

There are lots of benefits to selling with an ESPC agent, including:

Expert local knowledge

Our agents are all experts in the local property market, with access to a wealth of ESPC data, which means they can guide you through the entire process from start to finish.

A smooth process

Choosing an ESPC solicitor estate agent provides you with one firm to handle the full property marketing and legal work of your sale. This means less companies to deal with and an easier process throughout.

Great property marketing

You can access the comprehensive ESPC marketing package, which includes advertising on espc.com, which receives hundreds of thousands of pageviews a week, and ensures you reach a wide pool of prospective buyers.

Find out how much your home is worth

To help you find out how much your home is worth, ESPC agents offer a free valuations service – simply fill out our home valuation form, and we'll put you in touch with one of ESPC's agents to arrange a free valuation.

You can find the free home valuation form at espc.com/valuations

FINAL HOMES, FINAL CHANCE AT THIS LANDMARK LOCATION

Photography of The Crescent



The final 2 bedroom homes at this one-of-a-kind development offer the ultimate in open plan living. Enjoying spectacular views of this magnificent 18 acre UNESCO World Heritage location, style is only matched by convenience – thanks to plentiful storage, secure underground parking with EV charging provision, and exceptional specification throughout.

With only 3 homes remaining at this landmark location, we urge you to act now to avoid missing out.

PRICES FROM £825,000 – £999,000

THE CRESCENT AT DONALDSON'S, EDINBURGH

ESPC_14OCT22 Prices correct at time of going to print. Images shown are taken from The Crescent 2 bedroom viewhome and feature fittings, decor, flooring and soft furnishings which are not included as standard in a Cala home. Images are used to suggest possible finishes that can be achieved in your home at an additional cost. Please consult a Cala representative for further details 5 stars awarded for customers' willingness to 'Recommend to a Friend' in findings of the survey undertaken by the Home Builders Federation 2020/21.



THE CRESCENT

Lifestyle photography at The Crescent



Photography of 2 bedroom viewhome



Photography of 2 bedroom viewhome



★★★★★ 5 star customer service





Spacious country living

This steading conversion combines the benefits of city centre accessibility with the attractions of country living.



Enjoying a delightful semi-rural location virtually midway between Kirknewton and East Calder, this stunning steading conversion is the ideal home for a growing family. Extending to around 2210 square feet, the property offers space inside and out.

The house has been significantly upgraded by the current owners who have created a modern, energy efficient home which is both functional and stylish. Solar panels, a Windhager biomass boiler and an ESSE wood burner in the lounge mean the property has maximum fuel efficiency.

The large kitchen has granite worktops, Rangemaster stove/induction hob and a fridge/freezer which are all included in the sale. Completing the ground floor of the home is a large dual aspect living room with patio doors to the rear garden, an elegant dining room and a guest bathroom.

Upstairs, there are four bedrooms, the principal having Sharp fitted wardrobes and an en suite shower room. There is also a traditional style family bathroom with shower. A huge attic with loft ladder currently provides excellent storage.

The rear garden has been cleverly designed to create a number of secluded entertaining

spaces, bordered by colourful plants and shrubs and raised vegetable planters. The garden also benefits from significant storage space with a shed, greenhouse, a double detached garage and log stores. There is a summerhouse which could be used as a home office or gym. A White Pavilion Gazebo will also be included in the sale.

Kirknewton is a residential area to the west of the Pentland Hills, 10 miles south-west of Edinburgh. The location has lots of local amenities including a small local shop, post office, garage, popular fish and chip shop and bar and a pottery-making workshop called Potter Around. For those who enjoy the outdoors, there are plenty of walking opportunities in the surrounding countryside.



2 Burnhouse Farm Steading, Kirknewton

Offers over £450,000

Selling solicitor: Lindsays, call 0131 253 2327

4 bed | 2 bath | 2 lounge



“

Extending to around 2210 square feet, the property offers space inside and out.

”





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Discover an exclusive selection of dream homes in The Point - Westpoint Homes

A bespoke development of 24, two and three-bedroom luxury apartments within the sought-after locale of Corstorphine in Edinburgh. The properties are presented in the four-storey building, grouped around two stairwells with lifts to the upper floors. Built in one of the most desirable places to live in Scotland, these stunning new homes are part of a peaceful yet vibrant community, full of individual character with easy access to the big city.

And did you know:

- Our highly experienced and dedicated Sales Consultants will guide and support you every step of the way to ensure a stress free process
- A scale development model available to view
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- All apartments are fixed price guaranteed! No bidding wars
- Access to the best mortgage rates with no charge for this service*
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- £250 towards legal fees*
- Allocated parking to many plots
- Private outdoor space to many plots
- Excellent local amenities

*For more information, please contact our dedicated sales consultants.

The House Price Report: September 2022

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

It is fair to say the dynamics of the housing market are currently changing due to the current political and economic challenges. The increase in the Bank of England base rate to 2.25% (an increase from 0.25% at the start of 2022), reactions to the mini-budget and mortgage product availability coupled with the cost-of-living increases and rising energy bills infer that there may be a slightly different property landscape ahead.

However, the housing market in Scotland has traditionally remained robust and we don't anticipate any immediate change in this. Looking at July-September 2022, demand across the property market continued to thrive with the average selling price across Edinburgh, the Lothians, Fife and the Borders increasing by 9.4% year-on-year to £299,649.

We would anticipate that the market softens in the coming months and that property

sellers need to set realistic expectations on what their property will achieve, as buyer demand for quality local housing stock remains steady.

Between July and September, the City of Edinburgh saw average property selling prices rise to an average of £317,997.

The highest price increases were seen in West Lothian where market activity has increased in recent months thanks to buyers seeking more affordable homes within easy reach of the Capital. In this area, the average property selling prices rose to £248,871. West Fife and Kinross also reported high price increases, with an average selling price of £229,547 – 13.9% higher year-on-year.

The post-pandemic era has seen a competitive property market with a distinct lack of housing stock, coupled with high selling prices and quick selling times. The

Key points

£299,649

average selling price

The average property selling price rose 9.4% year-on-year to £299,649.

108.4%

average percentage of Home Report valuation achieved

On average, buyers paid 108.4% of Home Report valuation, up 2 percentage points annually.

14 days

median time to sell

The median selling time for properties was 14 days, no change from the previous year.

recently changing economic market may impact this in the coming months, but evidence from the last three months suggests that to date there is still seller confidence in the market, whilst buyers remained competitive for the right property.

Over the past three months, sales volumes across Edinburgh, the Lothians, Fife and the Borders reduced by 6.9%, while new property listings were up by 2.5%.

Two-bedroom flats in Leith once again sold in the highest volumes during this period, with levels up 24% annually.

Sellers in Dunfermline were the most active, with the highest volume of properties listed for sale in this area during July-September 2022, with insertion volumes rising 19% annually.

In July-September 2022, properties often exceeded their Home Report valuation, on average by 108.4% of their Home Report value – 2 percentage points higher than the same period last year.

Edinburgh continued to be a desirable place to live with the area experiencing the biggest percentage change in Home Report valuation with an increase of 2.5% taking the new average to 108.1%.

The median time for properties to go under offer across the area was 14 days, no change from the previous year.

Paul Hilton, CEO of ESPC, explains: “The last quarter has been another strong three months for the market with lots of buyer and seller activity. Whilst the headlines about rising interest rates will in the short-term cause some buyers and sellers to pause for thought, we do expect to see a continued demand for property in the coming weeks and months.

140

solicitor estate agents

ready to help you buy and sell homes

Over

1,800

homes for sale

680,000

My ESPC emails sent during September

“July-September 2022 was another busy period for the property market with buyers still willing to pay over the Home Report valuation for many properties.

“It is hard to predict what will happen over the next few months, but historically purchasing a home has been a sensible long-term investment.

“If you are thinking of buying or selling a home in Edinburgh, the Lothians, Fife or the Borders, get in touch with your local ESPC solicitor estate agent today.”





Top tips for selling your home this autumn

Tzana Webster, Director of Property Sales at Watermans, gives her advice on how best to sell your home in the run-up to Christmas.

As the pumpkin spice latte promotions begin to appear in your local coffee shop and the leaves change from green to orange, you may think it is pointless to think you can still move home before the end of the year. But the autumn and winter seasonal months are still a booming time for selling and buying property.

Fewer listings mean less competition

There is simply not enough good quality stock available on the open market to meet the high level of demand from buyers. Most sellers think the last part of the calendar year is a bad time to sell but fewer property listings mean that it's easier to give your property's advertisement more exposure and encourage competitive interest from serious buyers.

A new home for Christmas

Listing your home for sale in the autumn months gives you a very strong chance to be in your new home just in time to celebrate the festive season. A date of entry is usually around 6-8 weeks from when your offer is accepted.

Display the 'year round beauty' of your listing

Usually in the autumn months your garden space isn't always looking its best. Choosing a solicitor estate agent who works with professional photographers and marketing companies will ensure that your property's advertisement displays year-round beauty.

Warm and cosy is key

The cost of living is rising but while you may want to save on your gas and energy bills, you also want buyers to feel comfortable in your property during viewings. Be sure to keep the heating and/or your fire on when you are carrying out viewings.

Be flexible for viewings

You only get so much daylight during the autumn and winter months so try to time the viewings of your property for when the sun is still shining. Choose a solicitor estate agency who can offer a full-service property package to include accompanied property viewings covered on your behalf so that you can take advantage of viewings during the daytime when you may be at work and leave the stress of the viewings to the professionals.

If you're looking to discuss your property sale, get in touch with Watermans on 0131 555 7055, email tzanawebster@watermans.co.uk or stop by their office in Leith at 5-10 Dock Place, Edinburgh, EH6 6LU

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



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

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

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



When Quality Matters


www.amahomes.co.uk/springwell-house



I'm moving home, can I take my mortgage with me?

Murray Souter, an ESPC Mortgages independent mortgage adviser, gives insight into whether you can take your mortgage with you when moving home.

Whether you are upsizing or downsizing, when you move house one of the main aspects to consider is your mortgage.

If you have a mortgage product with early repayment charges, it is usually possible to transfer the mortgage on to a new property. This is called porting and would be subject to your existing lender's criteria, terms and conditions.

How does porting a mortgage work?

Porting a mortgage essentially means that you are transferring your mortgage to your new property, which can help you avoid an 'Early Redemption Charge' (ERC) which would apply if you were to pay off the mortgage in full. The mortgage would continue to run for the remainder of the initial chargeable period, as it would have if you hadn't moved.

The other option is to pay the ERC and start a new mortgage elsewhere. Your mortgage adviser will assess both options to determine which is the most cost-effective.

If you are buying a more expensive house, you can port your existing loan and then take on additional borrowing with the lender on a

separate mortgage product (based on rates at that time) that would run alongside the original mortgage. This is normally done under a separate account but sometimes your lender will allow you to align the term of your existing mortgage with your new one to keep things consistent.

It is also possible to port to a new house and reduce the loan but there would likely be a fee for the portion the loan will be reduced by.

Is porting a mortgage a good idea?

Porting a mortgage may allow you to keep your existing mortgage terms, avoid early repayment penalties and sometimes there can be a quicker assessment due to your existing relationship with your mortgage lender.

However, porting a mortgage does limit you to using products from your existing lender. You may also not be able to consolidate all your borrowing under one mortgage for a period of time – this might mean more arrangement fees in the future to get preferential rates for both accounts until they are aligned.

If you are unsure, it is worth seeking advice from an ESPC mortgage adviser to work out if this is the right option for you.

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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Last opportunity to own a piece of history at The Playfair at Donaldson's

A limited collection of one and two-bedroom conversion apartments remain for sale at The Playfair at Donaldson's, one of Edinburgh's most prestigious residential addresses.

The new homes in this landmark building combine the best of the old and the new, with carefully restored internal features such as large windows, fireplaces, and cornices alongside a contemporary specification ideal for modern city lifestyles. Properties also benefit from underground parking, full use of the maintained grounds, and a convenient concierge service.

Communal areas, such as the Club Room, chapel, grand entrance hall and impressive original staircase, have been softly lit with brass light fittings and luxurious bespoke tartan carpets. These spaces have been painted in stylish hues of dark grey, creating an elegant and homely sense of place.

The Playfair benefits from a city-centre location, yet it is surrounded by acres of attractive grounds which have been transformed to provide idyllic outdoor spaces in which to relax and enjoy the views of the outstanding building.

When the city beckons, The Playfair is located less than five minutes' walk from Haymarket station, which offers direct trams to the city centre, as well as Edinburgh Airport.

Restored and converted by award-winning heritage developer City & Country, The Playfair is renowned as one of the most iconic buildings in the city. The former college is set amidst 18 acres of elegant grounds and is dominated by the central Playfair building: a beautiful quadrangular building, built in the 1840s and designed in the style of an Elizabethan palace.

The striking design is the master work of world-famous architect William Henry Playfair, whose other famous work includes the National Monument and the National Gallery of Scotland.

Famously desired by Queen Victoria, who it is said would have happily swapped it for The Palace of Holyroodhouse, the building has more recently been known for the quality of its new homes - this summer it was named Renovation of the Year at the Scottish Home Awards, the third time the development has won one of these prestigious accolades.

The final homes are priced from £415,000. For more information visit cityandcountry.co.uk or call 01174 534 693.

THE PLAYFAIR

AT DONALDSON'S

90% SOLD

LAST OPPORTUNITY TO LIVE IN AN ICONIC RESIDENCE IN THIS REMARKABLE CITY

With its rich history, vibrant cultural scene, fantastic shopping and thriving economy, Edinburgh is a wonderful place to live. The Playfair at Donaldson's offers luxurious homes in a landmark heritage building, surrounded by glorious grounds. With panoramic views over the Edinburgh skyline, it is the perfect place to take advantage of everything the city has to offer.



CITY CENTRE
LOCATION



CONCIERGE
SERVICE



16 ACRES OF
LANDSCAPED GROUNDS



BOUTIQUE
COMMUNAL ROOMS



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PARKING



LUXURIOUS
SPECIFICATION

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



CITY & COUNTRY



Standout storage

This fabulous mustard locker will brighten up any living space and is perfect for placing in alcoves to use as a TV cabinet or for storage in the bedroom.



Mustard Made Lockers - The Lowdown Locker - Mustard Yellow £289,
Rose & Grey, roseandgrey.co.uk

A city home with
character

A generous Georgian flat packed full of period features.





3/2 Royal Crescent, New Town, Edinburgh, EH3 6PZ
Offers Over £425,000
Selling solicitor: Coulters, call 0131 253 2215

2 bed | 1 bath | 1 lounge



Edinburgh's New Town retains much of its original neo-classical and Georgian period architecture from when most of its housing was built in 1767. This part of the city is known for its graceful sweeping crescents, wide streets and private central gardens.

If you're seeking a Georgian property in the Capital, this one on Royal Crescent fits the bill perfectly. The second-floor flat - which is situated in an elegant, one-sided sweeping crescent - boasts charming original period features and forms part of a traditional New Town tenement. It is in walking distance of fashionable Broughton Street and the city centre.

The easy access to outdoor spaces such as the adjacent George V Park and proximity to Inverleith Park, and The Royal Botanic Garden adds to its appeal, and it will make a wonderful home for a couple, professional, or as an investment.

The living room has stripped wooden flooring and a range of period features such as ornate corning, working shutters, and a beautiful original marble fireplace with an open fire. The property also consists

of a stylish kitchen, a well-presented bathroom and two bedrooms. The main bedroom has twin sash and case windows, working shutters and original hardwood flooring. It also has a view overlooking Royal Crescent and features a built-in wardrobe.

The second bedroom also has twin sash and case windows, working shutters and original hardwood flooring. It benefits from storage space such as the built-in cupboard with hanging space and shelving.

Externally, the property benefits from on-street permit parking.





UP TO
5%
DEPOSIT



helping hand
into your dream
city pad

The Engine Yard's unique, luxury apartments offer contemporary, urban living in an architecturally distinctive community with wonderful amenities close by.





Above and right:
Urban Living in an historic and architectural city

At Places for People, we're committed to supporting people to move into the home of their dreams. That's why we're offering an Up to 5% Deposit Contribution Boost on selected plots for customers who reserve a brand-new apartment at The Engine Yard before 31 October.

The Up to 5% Deposit Contribution Boost will provide a helping hand for first-time buyers and existing homeowners alike to make this vibrant community their home. With a smaller deposit to find, a move to The Engine Yard – for some – is now an attainable aspiration while others will discover that they're able to snap up one of these luxury city pads much earlier than they anticipated.

An idyllic location

And who wouldn't want to live here? Ideally located in Edinburgh's vibrant Leith district, The Engine Yard – our uniquely-designed development that was once Edinburgh's iconic tram depot – offers an attractive proposition of spacious urban living accentuated by historic charm, together with a host of

amenities on the doorstep. Both the city centre and the spectacular St James Quarter are just a short walk away.

An exquisite finish

The Engine Yard's stunning one, two and three-bedroom homes benefit from a modern, open-plan design that maximises space and light, providing plenty of room to comfortably live, work and entertain. Each apartment has been finished to an exquisite standard with stylish, contemporary fittings – including integrated appliances – adding a luxury feel. Some apartments even come with their own private balcony or terrace, providing the perfect spot to enjoy impressive views of Edinburgh and beyond.

Since prices start from £260,000, our Up to 5% Deposit Contribution Boost could translate to a saving of £13,000 for a customer who reserves their home before the end of October.

The ultimate city lifestyle

The very best in urban living will soon be enhanced by the

completion of Edinburgh's new tramway extension that will connect the Engine Yard to the city centre in just 3 minutes – and provide a direct link to the airport as well. Residents here can also enjoy the convenience of underground parking, with an onsite Places Gym making it easy to incorporate wellbeing into everyday life.

Many homes at The Engine Yard are available to move into now and for a fixed price, which means no bidding wars or closing dates for buyers to worry about. With the added incentive of the Up to 5% Deposit Contribution Boost, those keen to settle in this well-established neighbourhood could do so sooner than they think.

Modern city living has never been so attractive.

Reserve your home now – call 07919 381278 or visit placesforpeople.co.uk/theengineyard

Find us next to Places Gym, Leith Walk, Edinburgh EH7 4PD

*Terms and conditions: The above offer is only available on selected plots at The Engine Yard reserved by 31.10.22. Not available in conjunction with any other offer. Cannot be exchanged for cash. Subject to lenders approval. Places for People does not offer mortgage advice. We can provide you with a panel of new build mortgage advisers who will be able to provide you with mortgage advice. Places for People reserves the right to withdraw this offer at any time without notice. Any promoted Places for People offer is subject to terms and conditions. Offers are available on selected plots only, are subject to availability and cannot be used in conjunction with any other offer. Speak to your sales executive for more information and qualifying terms.

Living in

Edinburgh North

With well-regarded schools, family-friendly suburbs and a generous selection of property for sale to suit all tastes and budgets, Edinburgh North is one of the city's most desirable areas.



Corstorphine Hill



Edinburgh North traces the edges of the city centre, then stretches north to the Firth of Forth, east to Leith and then west to Corstorphine. It covers family-friendly suburbs such as Corstorphine, Trinity, Pilton and South Gyle.

Lifestyle and entertainment

Edinburgh North is home to BT Murrayfield, Scotland's national rugby stadium. On top of several rugby games a year, the venue also hosts some of the biggest names in music. Past acts have included the Spice Girls, Rolling Stones, and the Red Hot Chili Peppers.

Not far from BT Murrayfield you'll find Edinburgh Zoo. The zoo is home to penguins, koalas, chimpanzees, sun bears, giraffes and the giant pandas. Corstorphine Hill Nature Reserve offers amazing views across the city and has a great blend of forest trails and open walkways to explore.

For culture enthusiasts, the North Edinburgh Arts Centre is located next to the Muirhouse Library. With purpose-built spaces for exhibitions and theatre productions as well as a music studio, this facility is a flexible and accommodating venue.

On top of that, there's the outdoor attractions at the Edinburgh Waterfront and along

the coastline, including Granton Beach, Silverknowes Esplanade, Gypsy Brae Recreation Ground and Silverknowes Golf Course.

Property types

Edinburgh North is home to a wide selection of property types. Near the city centre, you'll find the traditional Georgian and Victorian flats Edinburgh is known for. When you head towards the suburbs, you'll come across spacious family homes, affordable flats and quaint bungalows.

Good schools

Edinburgh North is home to a wide variety of highly-regarded state and private schools. Those living in suburbs like Barnton, Trinity and Inverleith are close to popular state schools including the Royal High School, Trinity Academy and St Thomas Of Aquin's.

Private schools nearby include Cargilfield, St George's School for Girls, Mary Erskine School and Stewart's Melville College (ESMS), Fettes College, and The Edinburgh Academy.

Craigmount High School is situated between Corstorphine, East Craigs and Drumbrae, while St Augustine's RC High has a wider catchment throughout the area.

Best areas to live

Barnton is one of the most sought-after locations in Edinburgh. The area is surrounded by fine open countryside which includes the grounds of Lauriston Castle and the shores and village of Cramond just a little further afield. The range of property for sale in Barnton is exactly what you would expect from such a prestigious area, a mix of luxurious architect-designed homes and large traditional villas alongside modern developments of villas, bungalows and flats.

Cammo, which is on the northwest fringes of Edinburgh, benefits from a semi-rural feel thanks to the nearby Cammo Estate, which provides lovely woodland and open countryside. Properties for sale in Cammo include a wide range of detached and semi-detached family homes. Excellent local shopping is available at nearby Barnton with more extensive retail facilities at the Gyle Shopping Centre. Highly-respected schools in the area include Cramond Primary and The Royal High School.

For leisure there are prestigious golf, tennis and sailing clubs within the area plus pleasant walks along the Forth shore and the banks of the River Almond.

Situated just 10 minutes from Edinburgh city centre, Cramond is a popular area to live due to its wide choice of properties from large stone-built detached houses to smaller detached and semi-detached bungalows. Excellent schools in both the state and private sectors are easily accessible at nursery, primary and senior levels.

Crewe Toll is located around three miles from the city centre. The area is popular with first-time buyers and families alike as the choice of properties varies from starter flats to family villas. Schooling is available at primary and secondary levels and there are recreational facilities within the area including the Ainslie Park Leisure Centre which has sports facilities and a swimming pool.



Trinity, which is close to the Firth of Forth and around three miles from the city centre, offers leafy streets and pleasant green areas including Inverleith and Victoria Parks. Property for sale in Trinity includes mainly traditional flats and Victorian villas along with a number of more modern family homes.

The prestigious district of Inverleith lies to the north of Edinburgh's New Town around one and a half miles from the heart of the city centre. Property in Inverleith is a mix of traditional Victorian flats and family homes plus a number of modern developments. The area has excellent local amenities, and more specialised shopping, including coffee shops, bars and restaurants, are available in the nearby cosmopolitan Stockbridge area. The area is also well-placed for access to a number of large supermarkets, Craighleith Retail Park and Ocean Terminal.

Orchard Brae is conveniently located within walking distance of Edinburgh's West End and Princes Street and housing choices include both traditional and modern flats and family homes. An excellent bus service to the city centre and main roads leading to Edinburgh

Cammo Estate



City Bypass, Queensferry Crossing, the A1, M8, M9 and Edinburgh International Airport make this an ideal location for commuters.

Wester Coates is a peaceful residential area well-known in Edinburgh for its historic architecture and ambience. The Water of Leith runs nearby with beautiful riverside walks leading to the Dean Gallery, the Museum of Modern Art and Stockbridge. The varied selection of property for sale in Wester Coates includes traditional flats, villas and cottages.

Murrayfield, a prestigious residential district approximately one and a half miles west of the city centre, is another popular place to live. Property in the area ranges from traditional Victorian villas and flats to modern family developments. There is a choice of highly-

regarded schools available in the area from nursery to senior level. Leisure pursuits are well catered for with a number of well-known golf courses, BT Murrayfield Stadium, Edinburgh Zoo, Murrayfield Ice Rink and numerous museums and art galleries.

Corstorphine, a popular family-friendly suburb, is approximately four miles west of Edinburgh city centre. Property in the area ranges from Victorian family villas and traditional bungalows to up-to-the-minute modern flats. The area has a busy main street which is lined with shops and dining options. The Gyle Shopping Centre is located close by for further shops and amenities. Residents can also enjoy urban green space at the sprawling Hillwood Park, which lies behind Edinburgh Zoo.

Find your home in Edinburgh North

Visit [espc.com/property-for-sale/edinburgh-north](https://www.espc.com/property-for-sale/edinburgh-north) to start your property journey today.

The dos and don'ts of buying a *period property*

Period properties can bring charm and character to a home but it's important to think carefully before making the investment. Here's what you should and shouldn't do before buying.



Scotland is full of period homes with high ceilings, corning and decorative fireplaces – and owners have the potential to add value by renovating or extending. But what factors should you consider before buying?

Period features to look out for

Georgian properties were mainly built during the final nine years of the Georgian reign when George IV was Prince Regent. Consider this type of home if you like your properties in proportion as they are usually formulaic and symmetrical. They can be found in Edinburgh's New Town and usually have tall windows, wrought iron balconies, balustrades and pilasters.

Victorian properties were built out of necessity due to an expanding population. Victorian homes feature large bay windows, decorative fireplaces, high skirting boards, ceiling roses and corning and door-shaped open cupboards/shelving known as the Edinburgh press. The Marchmont area of



Edinburgh, separated from the Old Town by the Meadows, was developed to provide middle-class tenements in the 19th century.

Edwardian properties are generally wider than Victorian homes, with larger gardens for parties, and were built to reflect the changing priorities of the middle classes as they moved out of the city to the suburbs. They are characterised by mock-Tudor cladding, sash windows and timber-framed porches.

Listed properties

If the property is listed or in a conservation area, you may be limited on the amount of work you can do on it. Alert the council of major works such as extensions and internal layout changes, but also minor alterations like cleaning stonework or repainting a door.

Listed homes in Scotland are split into three categories. Category A is buildings of national or international importance, special architectural or historic interest which are outstanding examples of a particular period, style or building type. Category B represents

regional importance and Category C is local importance.

When interior designer Emma Manners married the 11th Duke of Rutland 30 years ago, she was faced with the daunting task of renovating the lavish 200-room Belvoir Castle – which is where the Netflix series *The Crown* was filmed – and was restricted in the number of renovations she could do to the property.

She says: “Simply keeping the place in working order is a mammoth task in itself! Our biggest achievement has been restoring the Capability Brown Landscape when we found the original plans in our archives in 2013.”

The Duchess has advice for those buying a listed property: “Before you start on any of the interiors – make sure the roof is sorted! At Belvoir, we have nearly two acres of roof that needs to be maintained, and the last thing you want in your newly decorated drawing room is a flood.”



Belvoir Castle

Potential issues with period properties

Older homes can require more maintenance than newer homes. Damp-proof courses weren't introduced into construction until 1875, so properties built before this date may not have a course at all. When viewing a period property look out for signs of mould on walls or ceilings, bubbling plaster or wallpaper that is peeling away and discolouration on walls.

Older homes were often used in a different way to how we live in them today so the layout may be odd. They may contain alcoves or bathrooms that are accessed via the kitchen downstairs. A renovation project could involve knocking down walls to create a more open-plan living space.

Jennifer Mack experiences this when she bought a converted B-listed flat in Galsgow's west end in 2019. The previous owner had been there since 1967 so it was "very dated with a terrible layout". The flat needed a lot

of structural work before Jennifer could even begin painting.

Jennifer says: "I have renovated property before but not on this scale. Last year I removed a wall and removed the flaking paint on the outside of the flat to restore the blonde sandstone. I am also removing the staircase and I am going to add storm doors."

Jennifer, who is a home economics teacher, loves cooking so her priority was the kitchen. It was originally upstairs at the front of the flat but Jennifer moved it downstairs to the back of the property into an old bedroom.

Spend on a survey

A survey is a worthwhile expense when buying a period property. Using a surveyor that specialises in period properties give you an idea of what you're taking on, they will advise on things like structure or damp, and assess any underlying issues with the property.

A solicitor estate agent can help

It is worth speaking with a solicitor estate agent early in the process when buying a period property as they can offer advice on the purchase and make the experience as seamless and hassle-free as possible. Choosing a solicitor estate agent means that they can help you with securing your next property purchase too.

If you opt for an estate agent, you will still need a solicitor for the legal part of the process, but they will come from another firm. By using a solicitor estate agent, you only have to contact one firm for the property marketing and legal side. This may make the process less time-consuming.

ESPC and our network of first-class solicitor estate agents have been helping people move home for over 50 years.

When buying a property your solicitor can talk you through the steps in detail covering everything from how you intend to fund the purchase, what to look out for in a Home

Report, and how long the legal process is likely to take. They will also have access to the ESPC sales archives which can offer insight into what properties are achieving in the area you are looking to buy.

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You can follow Jennifer Mack's renovating journey on Instagram [@theflatontheterrace](https://www.instagram.com/theflatontheterrace)



The Accidental Duchess by Emma Manners, published by Pan Macmillan is available in hardback for £12.99.

The Crown returns to Netflix in November 2022.

Sage advice

John Lewis & Partners' Gilly Ferguson explains how green has become the new natural.

Calming, timeless, optimistic and very cool – it's the interiors trend that just won't quit. Here's how to make your greens work even harder this year. Science says that the colour green can help to diffuse anxiety, create an overall feeling of calm and boost your inner optimist. How? Well, being surrounded by green actually puts less strain on our retinas, which, in turn, allows our nervous system to relax. Clever nature, eh?

As a result, design experts now flock to an earthy palette when creating spaces designed to relax and rebalance (fun fact: it's also the reason actors retreat to a 'green room'). Plus, green hues look undeniably chic. But can you go green on a budget without turning into an Instagram interiors cliché? And is it a trending aesthetic that, in reality, won't outlast 2022?

Well (in that particular order), yes and no. Whether you ease yourself in with a khaki cushion or wash your walls, skirtings and ceilings with sage, green is an affordable style stalwart that's set

to become the hardest working neutral in your home for aeons – just don't tell greige, yeah?

Evergreen extras

Decor novices, tentative types and tenants, listen up: "Soft furnishings, indoor plants and light fittings are an easy way to refresh your home," says Channel 4's George Clarke. "They're affordable and they look good, too."

Cue the John Lewis Segment Cushion in Myrtle Green. Consciously crafted from 100% cotton and filled using Downpass-certified, ethically sourced feathers, this stylish design detail is as soft and light as your most perfect white tee, meaning it feels as good as it looks when you fancy a snuggle on the sofa.

Looking to customise pre-loved pieces for an instant update? Try our DIY Recycled Ticking Stripe Furnishing Fabric in Verde. Perfect for pro upholsterers and interior enthusiasts, the stripes and colour combo will ensure you stay one style step ahead for 2023.



“

Soft furnishings, indoor plants and light fittings are an easy way to refresh your home.

George Clarke, architect and home interiors expert

”



*Diptyque Figuiet Vert
Scented Candle, £75*



*Bankers Desk Lamp
Green, £115*



Little Botanical Monstera, £33

Soup up your shelves

Whether you're moving home, refreshing your pad or looking for the perfect present for a green-eyed pal, think 'successories' – aka decadently delightful home accessories that always adorn the most stylish of shelves and boast great gift credentials to boot.

From diffusers and vases to candles and lamps, you'll be hard-pushed to find someone who doesn't love sprucing up their interiors with a stylish, standout piece. But make it green and call it #mantelscaping and they'll be laughing all the way to the trends bank this season.

For home offices, you can't go wrong with the John Lewis Bankers Desk Lamp. Both elegant and sculptural, it's the ideal buy for WFH-ers and classic-design aficionados alike. Meanwhile, for birthdays, bar mitzvahs, weddings and housewarmings, Diptyque's Figuiet Vert Scented Candle, with its fresh wood and fig-leaves fragrance, will instantly transport you from the mantelpiece to a lush Mediterranean landscape.

Leafy greens

If you're looking for a surefire way to transform your home into a soothing, calming, cocoon-like sanctuary, house plants are the answer. While the past few years have triggered a rise in at-home wellness tech, ultrasonic diffusers and luxury loungewear, our adoration for indoor house plants has similarly skyrocketed.

Believed to bring down stress levels, improve our mood and encourage creativity, there's no faster way to bring the outdoors in than with this gorgeous Little Botanical Monstera deliciosa plant, which thrives in a well-lit spot and cultivates feel-good vibes as standard.

Segment Cushion, £40



Add an accent chair

Pondering what shade of green might best suit furnishings in your living space or bedroom? Don't stop at sage or pear: instead, think of green as a neutral that can pair with pretty much anything, be it a deep-emerald sofa or the covetable Swoon Karla Armchair in Fern Velvet. Fusing the laid-back angles of a deckchair with a weathered oak frame and soft, feather-filled back cushion, this iconic piece is perfectly pitched for kicking back after a long day.

Of course, the next question is: what colours go with green decor? Traditionalists may prefer to pair this palette with earthy taupes, antique brass, terracotta and ivory, while modernists will look to monochrome details to inject drama.

Deck the walls

Keen for a full-on finish? Treat your home to a serious lick of the best green paints, from skirting to ceiling. From suits-all-spaces sage to classic racing green, there really is a mood – and shade – for everyone. Here are our top three:

Versatile sage/grey green:

The Little Greene Paint Company Absolute Matt Emulsion in Tracery gives any space a reassuringly traditional and 'settled' feel, making it ideal for bedrooms and kitchens, and anyone nervous of colour but keen to add some personality with paint. Sage/grey greens work particularly well with red stripes, black and antique metals.

Heritage olive green:

The Little Greene Paint Company Intelligent Eggshell in Citrine's fresh, yellow-toned green works in both classic and contemporary spaces. Olive is an all-rounder for living spaces, but looks particularly good in home offices, especially when paired with burnt sienna, ochre and walnut accents.

Indulgent blue/green:

The Little Greene Paint Company Intelligent Eggshell in Azure Green is like a cuddle in a paint can, with its rich, dark tones delivering a luxurious elegance to everything from bookshelves and bathrooms to kitchen cabinets. For a sophisticated finish, blue/greens match marvellously with brass and burgundy.

Find your interiors inspiration at John Lewis & Partners or at johnlewis.com



Micro mitts aquarium cotton, £14, iamfy.co

Baking bliss

With the weather getting colder and The Great British Bake Off back on our screens, we are spending more time in the kitchen – here are our favourite products to help you get in the baking spirit at home.



KitchenAid stand mixer (Blossom), £749, kitchenaid.co.uk



Reactive Blue Cast Iron Casserole Dish 28cm Shallow, £89, procook.co.uk



Cuisinart air fryer mini oven, £250, cuisinart.co.uk



Bella Perle home baking collection, from £5.60, dibor.co.uk



Nordic Ware seashell cakelet pan, £58, nordicware.com



Sophie Allport chicken bread bin, £32.50, sophieallport.com

Edinburgh elegance

Wallace Mitchell gives a glimpse into the process of buying a one-bedroom period flat in Edinburgh and how an ESPC mortgage adviser and solicitor helped on his property journey.





With a wide range of historic buildings, Edinburgh is the ideal location to buy for any house hunters who love period properties. From Georgian townhouses or Victorian tenements, Wallace Mitchell was spoiled for choice when he bought his one-bed tenement flat in Tollcross earlier this year.

Before he started looking for his flat, Wallace was renting but during the pandemic he decided to move back in with his parents for two years to save money. A year before he had saved up enough money to buy a flat, he employed the help of Shirley Mushet of ESPC Mortgages to talk him through the process.

“I wasn’t sure at all how any of it worked,” Wallace explains. “I didn’t know anything about mortgages or buying at all.”

“I got in touch with Shirley about a year before I was even planning to buy, just to say that I was thinking of buying a property. What do I do? How do I make sure that I’m ready when the time comes? And I think that was actually the most valuable thing I could have done.”

When Wallace was ready to buy a flat, he got back in touch with Shirley to ask for mortgage advice. He adds: “Shirley taught me what mortgages were, to be honest. I went from being a complete novice but by the end of it, I felt a lot more confident.”

Wallace says a mortgage adviser was essential because the process of buying a flat in Edinburgh can be competitive: “I’m quite a resilient person, but it takes quite a lot of resilience and quite a lot of motivation to keep losing out on dream properties. In some cases, I was outbid by tens of thousands for one-bedroom flats and I thought this is madness, this is actually madness.”

Wallace has some advice for first-time buyers who feel like they are struggling to get on the housing market: “After six months of looking and losing out on properties, it would have been easy to have given up and put the property search on hold, but Shirley stepped in and encouraged me to keep on looking.”



You have to be so motivated but it is worth all the hard work you put in.



“Shirley said it’s when you least expect it and when everyone else stops looking and you keep going, that’s when you’ll get it. She was right. I got my flat two weeks after I thought I should give up looking.”

Wallace describes the process of buying his flat as “the perfect buying situation”, adding: “I put an offer in and it was accepted. It didn’t even go to a closing date. It was taken off the market that day.

“It all happened purely because I had experienced missing out on other properties that I really liked because I hadn’t acted quickly enough.”

Shirley recommended a solicitor estate agent for Wallace to work with, which he described as a “fantastic experience”.

“I didn’t have a solicitor before deciding to buy a property so I had to find one and that was something that I found really nerve wracking,” he says.

“I was really lucky and the solicitor I ended up using was recommended to me by Shirley so I knew that it was someone who was going to be good. She was fantastic.

“I’d never had to ask a solicitor for a quote before so I was a little apprehensive about

the process, but they made me feel at ease so it was quite straightforward.”

Once he got the keys to his flat, Wallace started renovating it. It is now beautifully decorated throughout with high ceilings, hardwood floors and wonderful original corning.

He was looking for a period property with high ceilings and a corner bay window, saying: “I was definitely looking for an older place much to the surprise of my family.

“My parents wanted me to buy a new build but I wanted something with charm and character. My absolute dream was to have high ceilings and a corner bay window so those were the sorts of things I looked for, whether it be in good condition, or bad, to be honest.”

What was the renovation process like? Wallace learned how to do plumbing, tiling and do the panelling in the bathroom by watching YouTube tutorials. His dad is a joiner, so he helped him with the finishing touches. The only tradesperson Wallace paid for was an electrician and he did the rest himself.

He says: “You have to be so motivated but it is worth all the hard work you put in.”

Find out more

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

An expert from an ESPC member firm is 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, you can still get help outwith these times by calling 0131 624 8000.



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First time buyers' event

Want to find out more about buying your first home? Our event will help answer all your home buying questions.

Our ESPC property experts will cover all bases for what you need to know as a first-time buyer who has never been through the process before, from enquiring about how much you can afford through a trusted mortgage advisor, to the buying process with industry experts and solicitor estate agents.

Booking essential! Sign up at espc.com/events

Date: 27th October 2022

Time: 5:30pm - 7:30pm

Location: ESPC Property Information Centre,
107 George Street, Edinburgh, EH2 3ES

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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The best property postcodes for Edinburgh investors

Using the latest rental data from Citylets 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 Citylets with ESPC's house price information, we can reveal the three postcodes that provided the strongest rental yields during the second quarter of 2022.

EH8: Holyrood, Abbeyhill and Willowbrae

EH8 offers an ideal investment opportunity, with this locale becoming popular with families and young professionals. EH8 offers great access to the city, the coast and green spaces, with plentiful amenities and excellent transport links, making it a very popular choice for a wide variety of tenants.

Three-bedroom properties offered an average gross rental yield of 6.6% during the second quarter

of 2022, while two-bedroom homes provided a yield of 5.3% and one-beds achieved 5.1%.

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, as well as being close to well-regarded schools, locations in EH11 have seen notable renter demand.

Three-bedroom properties in EH11 achieved an average rental yield of 6.5% during Q2 2022, while one and two-bedroom properties offered a yield of 5.4% and 5.2% respectively.

EH12: Corstorphine and Murrayfield

Homes in EH12 are proving popular with a range of renters. Located to the west of the city centre, this postcode offers a variety of homes suited to students, young professionals and families looking for a home close to good schools and green spaces, plus it offers excellent local amenities and first-rate transport links.

In this postcode, one-bedroom properties performed strongest, with an average gross rental yield of 5.2%, while two-bedroom homes had an average yield of 5.1% and three-beds offered 4.3% on average.



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.

Ghoulish gifts

A lovely Halloween themed mug featuring trick or treaters knocking on doors, surrounded by lots of pumpkins, bats and black cats, whilst autumn leaves fall from the trees. Perfect for drinking your pumpkin spiced latte and makes an excellent gift idea this Halloween.



Sophie Allport Halloween Mugs, £14, sophieallport.com

Halloween houseplants to *spookify your space*

If you're looking for new and exciting ways to give your home the scare factor this Halloween, Dobbies, the UK's leading garden centre, has a range of spellbinding new houseplants that will ensure you have a very horti-Halloween, whatever your style and budget.

Codiaeum Variegatum 17cm, £34.99;
Sarracenia Mix 12cm, £16.99; *Sarracenia*
Purpurea In Glass 12cm, £19.99;
Cucurbita Gizmo Mix, £4.99



From creepy carnivorous plants to spiky Sansevieria, Dobbies' Senior Houseplant Buyer, Claire Bishop talks through how you can bewitch your space for less with houseplants. Get ghoulish with greenery and find out how to transform your home this Halloween.

If you're looking to add an eerie element to your home, Claire notes that carnivorous plants are a fantastic addition. Claire says: "Carnivorous plants trap insects for nutrients, and these clever predators of the plant world look as creepy as they sound, so it's only fitting that we included them in our Halloween collection! Our eye-catching Carnivorous Plant in Ceramic Pot is perfect for those looking for something a bit different this Halloween.

"A great way to dial up the spookiness in your home, carnivorous plants are deadly to their insect prey, however, to ensure you keep these fascinating plants alive and well, make sure you water them regularly to keep their soil well hydrated and position them in a sunny spot."



For those who want to add a spooky yet subtle touch to their interiors, consider the scarily named Snake Plant. Claire says: “The funky Sansevieria, or Snake Plant as it’s more commonly known, is a wonderful addition to any home this Halloween, and not just because of its name! This hardy plant with its unique, spiky leaves is a natural air purifier, proven to remove toxins from indoor air. Plus, it’s incredibly resilient and only requires watering every two weeks or so once its soil has completely dried out, making it great for seasoned and novice plant parents alike.”

“To get the most out of the striking Sansevieria plant this Halloween, group a few of them together to add a vibrant touch to an empty shelf or coffee table. Their tall leaves make them perfect for witchy centrepieces, so if you’re looking to make a statement, cluster them together with some miniature pumpkins and cobwebs for a frighteningly stylish display.”

If you’re hoping to make a spine-chilling statement this Halloween, Claire recommends layering houseplants of different textures and heights together for a creepy jungle effect. Claire says: “To create a spooky corner in your home, cluster plants of different shapes and sizes together for a wild and untamed look that’s perfect for Halloween. Start off with a tall Sarracenia as your base – this plant’s eerie pitchers will add drama and height – and pair it with a Codiaeum variegatum to bulk out your



Left to right: Sansevieria In Ears Terra Pot 6cm, £8.99, Capsicum Annuum Salsa Red 10.5cm; Cucurbita Casperita; Cucurbita maxima Turk’s Turban Mix, £4.99; Cactus in Zamora Pot 6cm, £8.99

display and bring an element of darkness with its deep green glossy leaves. You can also use smaller Sarracenia varieties to add different tones and interest, as in this case, the more freaky foliage the better. Style some Cucurbita Gizmo in your mini jungle for a funky touch – it wouldn’t be Halloween without some mini pumpkins after all!”

If you prefer treats to tricks and want to enjoy a classy Halloween this year, Claire has some suggestions on how you can use houseplants to elevate your space. Claire says: “For those looking to create a grown-up Halloween style, cactus plants are a great low maintenance choice that will last you throughout the year and can be planted in stylish pots to complement your interiors. Our Cactus in Zamora Pot will last years if cared for properly, making it a great value option if you’re looking to switch up your space. Style your cactus with some chic Cucurbita for an Insta-worthy display and add a pop of seasonal colour with an ornamental pepper plant, like our Capsicum Annuum ‘Salsa Red’.”

For more seasonal tips and inspiration, and to browse Dobbies’ range of Halloween houseplants, visit dobbies.com

How to declutter your home

Ready to let go of some of your belongings? Here are a few ways it can help to improve your life, and some tips on how to get started using the KonMari method.



The methods of Japanese tidying expert Marie Kondo became popular after the release of her books, *The Life-Changing Magic of Tidying Up* and *Spark Joy*, which transformed her name into a verb - 'Kondo' your sock drawer and get a handle on your life.

The core principle of the KonMari method is to find what 'sparks joy', which is linked to the Japanese concept of 'tokimeki'.

Learning how to live simply, without the need for unnecessary material possessions, can do wonders for our wellbeing. But if you want to declutter your home, where should you begin?



The KonMari method places great importance on being mindful, introspective and optimistic.

Rebecca Jo-Rushdy of Spark Joy and Flow



Start slow

In the KonMari method, there is a specific order to approach your tidying, beginning with clothes, then books, paperwork, komono (miscellaneous), and finally sentimental items.

Rebecca Jo-Rushdy, a certified KonMari consultant based in Edinburgh, says: “People around the world are drawn to this philosophy not only due to its effectiveness, but also because it places great importance on being mindful, introspective and optimistic.

“We tackle clothing first because you can make decisions about what to keep in that category by yourself. You define what’s enough to you. Someone who works in fashion will have more clothes than me.

Kamilla Kvinger, who lives in Edinburgh, decided to use the KonMari method after watching the Netflix show Tidying Up with Marie Kondo. The 31-year-old employed Rebecca to help her clear out her wardrobe which was full of clothes dating back to her teenage years.

“I wanted to release old things as my wardrobe was full to the brim,” Kamilla says. “I didn’t know how long it took to manufacture the clothes I’d been wearing but that’s something I think about when buying clothes now.”

Repurpose

It might be tempting to throw things out but try to repurpose items where you can. Donate unwanted items to charity shops, gift things to friends, or even try upcycling items into something more useful for your home.

Rebecca advises creating a donation space you can add to as you get rid of items: “Mine is near the front door so it is a visual reminder but some people keep their donations in the car.”

Get the family involved

Rebecca says the whole family should get involved in the decluttering process: “If you get multiple family members involved you can lead by example.”

But when it comes to children, Rebecca says you should “manage your expectations”, adding: “You have to tidy up your own purchasing behaviours as children mirror us.

“Children love KonMari as you are giving them undivided attention. Ask them what toy they like best – this builds confidence and decision making. It’s an investment in time that you will get back – I taught my kids how to fold clothes and now they fold all the clothes in the house.”

Don't worry too much about how it looks

Homeowners looking for guidance on where to put all the stuff they've acquired can turn to *Get Organized with the Home Edit* on Netflix where the perky home-organizing duo of Clea Shearer and Joanna Teplin turn overstuffed kitchen cupboards into Instagram-worthy displays.

Some of Rebecca's clients have been inspired by this show and love having an aesthetically-pleasing organising system but she says this is not the only way to declutter.

"I highly recommend repurposing and using any boxes you can find at home to create defined zones," Rebecca explains.

"As tempting as it is to run out and buy beautiful storage solutions, view the retail therapy as a reward to motivate and complete the task."

The sunk cost fallacy

A common obstacle to decluttering is known as the sunk cost fallacy, which is when people don't want to donate something, such as a top they've never worn, because they've already paid for it.

But Rebecca says: "Most of the time you do not miss the things you let go of - almost everything is replaceable nowadays."

"The postwar generation can find this process difficult as they have inherited beliefs and trauma and have the scarcity mindset where they want to hold onto everything. I remind older clients that they are in a safe place now and teach them that other people can now enjoy the items they get rid of."

The power of reorganising

Sharon Nelson decided to try the KonMari method when her mum was ill and she was in the middle of a demanding work project.

"My intellectual and emotional lives were filled with clutter, and when I got home after a gruelling day, I faced piles of stuff just everywhere," she says.

"I reorganised my workspace and after a serious mental block, ideas began to flow in this newly bright and clear home office."





“With fewer books and clothes, I am reading more and deriving greater enjoyment from what I wear. When things get untidy, I know exactly how to revert to order.”

Sharon adds: “We’re human and most of us love things. I think there’s no harm in admitting that, even revelling in it. Decluttering is meant to help you enjoy those things as much as possible.”

Change your future purchasing habits

Kamilla found decluttering can alter what we choose to buy in the future, adding: “I am now more aware of what to buy that will spark joy. Why not invest in a lighter life?”

Rebecca says: “When we let go of something it changes your future purchasing behaviour as well – you don’t suit red so you won’t buy red anymore.”

“There are some extreme KonMari side effects where people let go of clutter but also the other things in life too – they get divorced, quit jobs and cut out people. It’s empowering to know clutter will not overwhelm you.”

Rebecca’s top decluttering tips

1. Declutter with gratitude

The KonMari Method is rooted in gratitude. When you declutter by category vs room, you also create a mental audit of everything you own and it transforms not only your relationship with yourself but also consumption by shopping smarter.

2. Create a ‘home’ for everything

Create a home for everything once the decluttering is finished so you can create a flow and optimisation of space.

3. Put a stop to perfection paralysis

Often people will avoid decluttering as they look for the ‘perfect’ time to start. Just start! Focus on the process and the next step ahead, not the huge task of decluttering an entire home.

4. Positive training

When dealing with people who won’t tidy, gently train them by reminding them to put the item back in its ‘home’ and, most importantly, give them the opportunity to practice – don’t just put it away for them.

5. Invest in yourself

Invest the time to declutter and you will gain it back – this is where the KonMari Method differs from traditional organising.

Find out more about Spark Joy and Flow at sparkjoyandflow.com and [@sparkjoyandflow](https://www.instagram.com/sparkjoyandflow) on Instagram

My 9-to-5

Judy Crabb, the chair of the Heart of Newhaven Community which is an initiative to turn the former Victoria Primary School into a community hub, shares her daily life and career path.



Where do you call home?

Trinity. I love it because it has diversity of built and natural environment, great people, conservation areas and parks. I live just up from the Forth so you can look across to Fife but it is also close to Newhaven with its heritage.

Trams are due to arrive here next year which will be a bonus for the project as it is very close to the terminus of Newhaven tram.

My day starts with...

I am retired but getting involved in the project has become close to a full-time job. I wake up at 7am and get to my laptop not long after 7.30am. As the board of trustees, we have all worked incredibly hard in the last six months by undertaking the many processes involved in enabling a 'school' to become a community hub, completing the Community Asset Transfer from the City of Edinburgh Council to the charity, putting in place all the necessary Health and Safety requirements, drawing up leases and employing staff.

My main responsibilities are...

I am the chair of the Heart of Newhaven Community project. The charity was set up when I found out Victoria Primary School would be located to a new site as it couldn't cope with the increase in the number of pupils. It was the oldest working primary school in Edinburgh and the oldest of the three buildings on the site is Grade B listed and has three floors. There is a one storey annex, The Anchor Building, and a portacabin, The Creel.

We asked the community what they wanted us to do with the building and they said they wanted it to be used for learning and enterprise, wellbeing, culture and heritage. People wanted it to be a place where generations come together, which makes the project really unique. It is not a standard community centre.

To secure the school, we went through a legal process called Community Asset Transfer where the council says if the community can prove a space would be of use to them, then

they will sell it to the community. The council agreed our request and we went to the Scottish Land Fund to secure a grant of over £800,000 to buy the building. We are not making any changes to the building that costs money we haven't got. We will need further funding to deal with issues like water, the windows and the boiler.

A typical working day usually involves...

The project is driven by our understanding of what the need is in the area. This includes the provision of early learning, care and development for young children and we are also working with a charity called Mwamba that gives women of different nationalities a voice. Younger and older people have lots in common in terms of their needs and we will bring them together and address the issue of loneliness. We want to be as inclusive as possible.

We support the idea of a 20-minute neighbourhood where most of people's daily needs can be met within a short walk or cycle.

The best part of my job is...

The difference we have already started to make to people's lives. We have started to address the issues of social isolation and loneliness. People are excited to get involved in creative local activities.

After work I...

I have an allotment and I go there whenever I can. We have thriving crops of strawberries, redcurrants, blackberries and sweetcorn.

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

Talk to other people who have done something similar as you can learn from what they are doing. People will be happy to help you.

You can find out more information about the Heart of Newhaven Community project at heartofnewhaven.co.uk or [@theheartofnewhaven](https://www.instagram.com/theheartofnewhaven) on Instagram.





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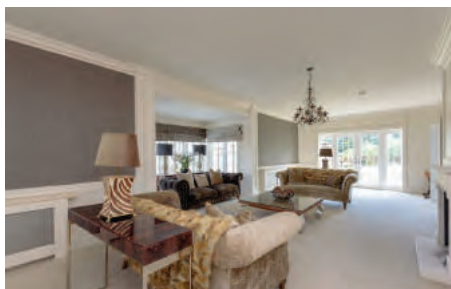
Our property section highlights just some of the stunning homes now available with ESPC solicitor estate agents. Which one of them could be yours?



64 THE VILLAGE, ARCHERFIELD, DIRLETON, EAST LoTHIAN, EH39 5HT

OFFERS OVER £1,525,000

7  6  5  C 



Impressive contemporary family home | Vestibule | Hall | Sitting room | Kitchen/family room | Utility | Dining room | Games room | Snug | Principal dual en suite bedroom with walk in wardrobes & sitting room | 5 double bedrooms | 3 en suites, bathroom & shower room | Double garage with apartment above | Large garden | Gated driveway | GCH & DG

VIEWING INFORMATION

By appt tel Agent 01620 532654

SIMPSON
& MARWICK

339 LANARK ROAD, KINGSKNOWE, EDINBURGH, EH14 2LQ

OFFERS OVER £875,000

4  3  4  C 



Exceptionally well presented detached modern villa with garage, driveway & mature landscaped garden | Principal bedroom suite | 3 further bedrooms | 2 further bathrooms | 3 public rooms | Study/bedroom 5 | Well appointed kitchen | Utility room | Garage | DG | GCH

VIEWING INFORMATION

Viewing by appt tel 0131 581 5711

SIMPSON
& MARWICK

12 BOWMONT COURT KELSO, TD5 8JY

OFFERS OVER £795,000

5  5  4  C 



This elegant country home sits proudly in a premium position within Sunlaws Village - with wonderful privacy and majestic outlooks, the beautifully upgraded and extended accommodation could rival any modern day mansion with its luxurious proportions, impeccable quality of craftsmanship and tasteful interior design. Framing this grand home is a restorative countryside backdrop; with far reaching southerly views from the beautifully landscaped garden stretching over the golf course to the Teviot, arched Viaduct and hills beyond.

VIEWING INFORMATION

Contact Hastings Legal & Property Tel: 01573 922603



OLD LANGTONLEES

DUNS, TD11 3NS

OFFERS OVER £725,000

4  3  3  C 



A truly remarkable home in the country; set in over 1 acre of grounds and commanding some of the finest views the county has to offer- a one of a kind lifestyle opportunity. Old Langtonlees is a truly remarkable country residence which presents a fabulous and extremely hard to find lifestyle opportunity. Set in approx 1.5 acres of grounds this Georgian inspired detached property offers a true masterclass in interior design and presentation; impeccably well presented with great taste and style - a wonderful family home.

VIEWING INFORMATION

Contact Hastings Legal & Property Tel: 01573 922603



11 FORTH PARK, DALMENY, EH30 9HB

OFFERS OVER £660,000

4  2  2  C 



An exciting opportunity has arisen to acquire this impressive detached villa, which occupies an exclusive and rarely available residential street, quietly tucked away in the desirable town of South Queensferry. The property occupies a substantial plot, boasts two large double garages, and offers immaculately presented and highly flexible accommodation, perfectly suited to the growing family and those working from home on a permanent basis.

VIEWING INFORMATION

By appt through Neilsons 0131 253 2858



29 2F1 FREDERICK STREET, NEW TOWN, EDINBURGH, EH2 2ND

OFFERS OVER £625,000

3  3  2  D 



Spacious (1677sq.ft) second floor apartment at the heart of Edinburgh's historic City Centre
| 3 double bedrooms | 3 bathrooms | Spacious sitting room | Well-appointed kitchen/dining
room | Passenger lift | ECH

VIEWING INFORMATION

Viewing by appt tel Agent 0131 581 5711

SIMPSON
& MARWICK

22A, MERCHISTON PARK, MERCHISTON, EDINBURGH, EH10 4PN

OFFERS OVER £575,000

3



1



1



F



A lower ground floor flat part of a traditional converted detached villa in the prestigious and much sought-after Merchiston district of the city. The property is close to a wide range of local amenities and a short journey to the south of the city centre.

VIEWING INFORMATION

By appt tel 0131 253 2669.

**GILLESPIE
MACANDREW**

23C/2 RAVELSTON PARK, RAVELSTON, EDINBURGH, EH4 3DX

OFFERS OVER £575,000

3  2  1  B 



Perfectly situated in a prime leafy street in Edinburgh's affluent Ravelston, this beautifully presented three-bedroom first floor property sits within an exclusive contemporary building in landscaped gated grounds.

VIEWING INFORMATION

By appointment with Coulters.

COULTERS[©]

DUNEDIN, 3 ROXBURGHE TERRACE, DUNBAR, EAST LoTHIAN, EH42 1LW

OFFERS OVER £550,000

5  2  3  E 



Stylish period terraced house on 3 floors | Close to beach & station | Open views | Charming enclosed garden | Vestibule | Hall | Sitting room | Dining room | Kitchen/breakfast room | Impressive drawing room | 3 double bedrooms | 2 single bedrooms | Bathroom | Shower | GCH

VIEWING INFORMATION

By appt tel Agent or direct via escp.com

SIMPSON
& MARWICK

11 DAICHES BRAES, BRUNSTANE EH15 2RD

FIXED PRICE £540,000

5  2  2  C 



Part of an exclusive development in family-friendly Brunstane, only a 2-minute walk from the station with direct links to the city centre, this executive detached villa is an outstanding five-bedroom home that is in excellent decorative order.

VIEWING INFORMATION

Please tel VMH Solicitors 0131 622 2626



THE YEWS, KILMANY, CUPAR, KY15 4PT

OFFERS OVER £540,000

4  2  3  D 



Enjoying a leafy and secluded setting in the heart of the village, The Yews is a spacious double-storey, 4-bedroom, 3-reception room family home surrounded by lush gardens and comes with a large drive and double garage.

VIEWING INFORMATION

Tel: 01334 862690 By Appointment

Thorntons 
The right way to move

14/3 BANGHOLM TERRACE, INVERLEITH, EDINBURGH, EH3 5QN

OFFERS OVER £515,000

3  2  1  B 



Part of a modern development built by Cala Homes, this first-floor flat in Inverleith is an outstanding three-bedroom property that is presented in true walk-in condition, featuring high-quality, neutral interiors. The flat is designed to maximise space and light, with full-length windows and a private balcony to make the most of the stunning panoramic views.

VIEWING INFORMATION

By app with Gilson Gray 0131 516 5354



13B CHAMBERLAIN ROAD, MORNINGSIDE, EDINBURGH, EH10 4DJ

FIXED PRICE £499,000

2  1  1  D 



Rarely available Victorian lower conversion | Highly sought after location | Delightful private garden to the front & rear | Fine period features | Bright & generously proportioned | Sitting room | Kitchen/dining room | 2 double bedrooms | Bathroom | GCH.

VIEWING INFORMATION

By appt tel 0131 581 5711

SIMPSON
& MARWICK

KIRKLANDS 47 EASTER STREET

DUNS, TD11 3DW

OFFERS OVER £475,000

5  2  3  D 



Nestling peacefully within a leafy walled garden, Kirklands is a remarkably handsome former manse which dates from the early nineteenth century. This B listed building offers a wealth of original features and plenty of traditional charm combining period living with a particularly elegant and sympathetically upgraded interior. The property has the added bonus of off street parking and a double garage.

VIEWING INFORMATION

Contact Hastings Legal & Property Tel: 01573 922603



5/12 WESTERN HARBOUR MIDWAY, EDINBURGH, EH6 6LD

OFFERS OVER £470,000

4  3  2  C 



Beautifully presented duplex apartment | Popular development | South facing sitting room with generous balcony | High spec kitchen with dining area | Principal bedroom with ensuite | 3 further double bedrooms | 2 further bathrooms | Allocated parking space | Lift | GCH & DG

VIEWING INFORMATION

By appt tel 0131 581 5711

SIMPSON
& MARWICK

62/6 SPOTTISWOODE STREET, EDINBURGH, EH9 1DH

OFFERS OVER £425,000

2  1  2  D 



Desirable residential area | Easy walking distance to a wide variety of local amenities and the city centre | Stylish and generously proportioned accommodation | Sitting room | Kitchen / dining room | 2 double bedrooms | Boxroom | Bathroom | Shared rear garden | Permit parking | GCH

VIEWING INFORMATION

by appt tel Agent 0131 581 5711

SIMPSON
& MARWICK

77 INVERESK ROAD, MUSSELBURGH, EAST LoTHIAN, EH21 7BG

OFFERS OVER £415,000

3  1  2  D 



Charming 3 bed period terraced house | Recently upgraded | Desirable location | Garden | Garage & parking | Vestibule | Hall | Living room with bay window | Dining room | Kitchen | 3 bedrooms | Bathroom | Attic room | GCH | DG | Underfloor heating in kitchen & bathroom

VIEWING INFORMATION

By appt tel Agent or direct via escp.com

SIMPSON
& MARWICK

26/2 GLENCAIRN CRESCENT, WEST END, EDINBURGH, EH12 5BT

OFFERS OVER £395,000

2  1  1  D 



Charming, well presented 2nd floor West End flat overlooking landscaped communal gardens
| Sitting room | Shower room | 2 double bedrooms | Well appointed kitchen with integrated
appliances | GCH | Excellent local amenities & transport links

VIEWING INFORMATION

Viewing by appt tel 0131 581 5711

SIMPSON
& MARWICK

16 STEEL'S PLACE, MORNINGSIDe, EDINBURGH, EH10 4QS

OFFERS OVER £395,000

2  1  2  D 



Superb main door flat | Highly sought after area | Close to local amenities | Private front garden | Direct access to south-facing shared rear garden | Charming period features | Sitting room | Kitchen/dining room with utility area | 2 double bedrooms | Bathroom | GCH.

VIEWING INFORMATION

By appt tel Agent 0131 581 5711

SIMPSON
& MARWICK

LAUREL COTTAGE, 4 SPRINGFIELD STEADING, CARBERRY, EAST LoTHIAN, EH21 8PF

OFFERS OVER £360,000

4  2  2  C 



Superb & beautifully presented terraced house | Private garden | Woodland setting | Well proportioned accommodation | Hall | Sitting room | Kitchen/dining room | Principal bedroom with Jack & Jill bathroom | Double bedrooms 2 & 3 | Bedroom 4 | Bathroom | Parking | OCH | DG

VIEWING INFORMATION

By appt tel Agent 01620 532654

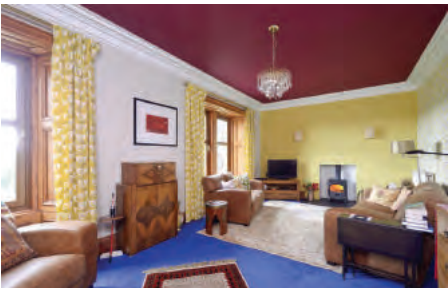
SIMPSON
& MARWICK

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, with a fantastic private landscaped garden to both the front and rear. A charming garden frontage enclosed with hedging and sheltering trees, and an extensive private driveway with access to the garage, external steps then lead on to the main door for the villa.

VIEWING INFORMATION

Contact Hastings Legal & Property Tel: 01573 922603



2 BILSDEAN COTTAGES, COCKBURNSPATH, EAST LoTHIAN, TD13 5XG

OFFERS OVER £350,000

3  2  2  F 



Well proportioned terraced cottage | Private courtyard garden | Garage | Parking | Home office with WC | Hall | Sitting room | Large open plan family room/dining room/kitchen | 3 double bedrooms | Shower room | Family bathroom with separate shower enclosure | OCH | DG

VIEWING INFORMATION

By appt tel Agent or direct via espc.com

SIMPSON
& MARWICK

18/2 POWDERHALL ROAD, CANONMILLS, EDINBURGH, EH7 4GB

FIXED PRICE £315,000

2  2  2  C 



Attractive ground floor flat | Desirable & convenient area | Lovely shared grounds | Private residents' parking | Bright & spacious | Sitting/dining room with bay window | Kitchen/breakfast room | Principal bedroom | En-suite shower room | Double bedroom 2 | Bathroom | GCH/DG

VIEWING INFORMATION

By appt tel Agent 0131 581 5711

SIMPSON
& MARWICK

5 JOPPA GARDENS, JOPPA EH15 2HU

OFFERS OVER £295,000

2  1  2  C 



Part of a traditional terraced building, this main-door, two-bedroom, lower flat in Joppa sits within the Portobello conservation area, just a short walk from the golden beach and amenities. This two-bedroom property offers bright and spacious accommodation, including two large reception rooms, and further benefits from easy-to-maintain gardens. The kitchen and dining room do require upgrading, although the rest of the property is well presented and the property's outstanding potential is self-evident.

VIEWING INFORMATION

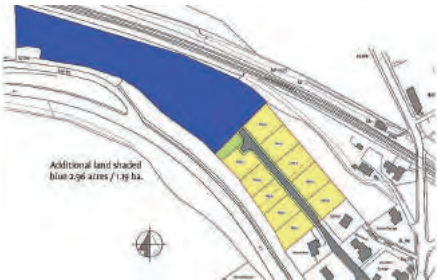
Pls tel VMH 0131 253 2964



VMH SOLICITORS

DEVELOPMENT SITE BURNMOUTH EYEMOUTH TD14 5RT

OFFERS OVER £230,000



This sizeable development site sits on the edge of this established coastal village with excellent road links via the A1 as well as regular rail connections on the main East Coast Rail-line at nearby Berwick Upon Tweed. The initial site has potential to accommodate approx. 10 residential units and presents a rare opportunity for a developer within this sought after coastal area. Great proximity to Edinburgh and ease of travel south via the East Coast rail-line

VIEWING INFORMATION

Contact Hastings Legal & Property Tel: 01573 922603



47/9 WEST FERRYFIELD, EDINBURGH, EH5 2PT

OFFERS OVER £225,000

2  1  1  C 



Quiet, modern development in popular location | Good local amenities | Easy access to city centre | Well presented and spacious accommodation | Sitting room with dining area | Kitchen / breakfast room | 2 double bedrooms | Bathroom | Excellent storage | Allocated parking space | GCH and DG

VIEWING INFORMATION

by appt tel Agent 0131 581 5711

SIMPSON
& MARWICK

THE MARCH, MARCHMONT ROAD GREENLAW, TD10 6YQ

OFFERS OVER £220,000

3  2  2  E 



A peaceful detached bungalow enjoying a lovely edge of village position; great family home or an equally good prospect for the retiree. The March is a desirable detached bungalow which boasts a lovely open outlook at the rear over the surrounding farmland. The garden grounds extend around the bungalow and ensure excellent privacy with the added benefit of a gated drive offering plenty of parking and a detached garage.

VIEWING INFORMATION

Contact Hastings Legal & Property Tel: 01573 922603



15A, BELLEVUE CRESCENT, EDINBURGH, EH3 6NE

OFFERS OVER £195,000

1  1  1  E 



Bright and well proportioned | Conveniently positioned within walking distance of a host of excellent amenities | In need of modernisation | Open plan sitting room / kitchen | Double bedroom | Bathroom | Electric heating | Shared rear garden | Permit parking

VIEWING INFORMATION

by appt tel Agent 0131 581 5711

SIMPSON
& MARWICK

SUNNYSIDE, EDEN ROAD GORDON, TD3 6JP

OFFERS OVER £170,000

3  1  2  G 



Centrally positioned within the charming and thriving village of Gordon, benefitting a fantastic location for those looking to take advantage of swift access to Edinburgh, nearby Kelso, and surrounded by glorious countryside, Sunnyside is a fantastic prospect for a family looking to acquire a sizable home in the Borders, or an ideal project for a developer looking for a property with scope to extend. The handsome stone built dwelling enjoys a generous plot; with ample off street parking and a large, level lawned garden enclosed with stone walling.

VIEWING INFORMATION

Contact Hastings Legal & Property Tel: 01573 922603



DEVELOPMENT SITE RUMBLETON LAW GREENLAW

OFFERS OVER £130,000



Fabulous rural development site with full planning consent for two x three bedroom properties. Located approximately three miles north of Greenlaw and occupying a superb rural position, this development site benefits from full planning consent for the erection of two properties and lies at the end of a pretty terrace of traditional stone built cottages situated on the edge of a working farm and surrounded by open countryside, with Edinburgh only a 40 minute drive.

VIEWING INFORMATION

Contact Hastings Legal & Property Tel: 01573 922603



DEVELOPMENT SITE, SIMON SQUARE KELSO, TD5 7AZ

OFFERS OVER £90,000

2  2  1  N/A 



Rarely available development site in prime position, nestled just off the cobbled square. Full planning permission. Enjoying a location that is rarely available, this development site offers a unique opportunity, with full planning consent for an end terraced two bedroom dwelling with private parking and rear garden. The site of a former taxi office, the plot extends to 138 square meters and is set in the heart of Kelso, ideal for those looking to build in a central location.

VIEWING INFORMATION

Contact Hastings Legal & Property Tel: 01573 922603



45B, CASTLEGATE JEDBURGH

OFFERS OVER £85,000

2  1  1  C 



This maisonette style apartment is a well-positioned first floor property with spacious accommodation presented over two levels. Positioned midway between Jedburgh Castle and the Market Place, with the Abbey just beyond, this is a central and spacious first floor property with pleasant outlooks and well-presented accommodation. The main door maisonette opens a fully fitted kitchen, large dual aspect lounge, two double bedrooms and a contemporary shower room with fresh and neutral décor and plenty of in-built storage throughout.

VIEWING INFORMATION

Contact Hastings Legal & Property Tel: 01573 922603



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