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BEST OF BRITISH

WARM WELCOME

STEP INSIDE SOME TRULY GRAND EDINBURGH HOMES

WIN A LUXURY SPA DAY AT STOBO CASTLE **PAGE 39**

PREMIER NEWS

PREMIER LIVING

ESPC PREMIER

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Premier Living is a magazine by ESPC, the No.1 place for advertising homes for sale in East Central Scotland. *Premier Living* is produced twice a year and is delivered to the premier residential streets in Edinburgh. It is also available from the ESPC showroom on George Street. *Premier Living* is written, designed and published by Connect Publications (Scotland) Ltd on behalf of ESPC. connectcommunications.co.uk

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THE PREMIER LIVING CLUB

Have you joined the club yet?

To receive exclusive offers and information instantly to your mailbox, all you have to do is visit us online to join the *Premier Living* Club.

We bring you regular updates on what's on and who's who so you won't have to miss out on your *Premier Living* fix between seasons of our magazine. We have a team visiting all sorts of locations to bring you getaway idea blog posts, a monthly selection of premier properties, home décor ideas and of course, lots of new product reviews and news to keep you going back to the stores you love, or maybe haven't discovered yet, to keep your home design on trend all year round.

To receive the latest news about what is happening in and around Edinburgh, including invitations to fabulous events, get a glimpse of some of the incredibly stylish homes that ESPC has on offer and find out about fantastic shopping offers throughout the city, make sure to join the *Premier Living* Club.

Sign up today to start receiving the latest news.

For more details or to sign up, visit *Premier Living* online at espc.com/premier-living-club

Welcome

WELCOME, COME ON IN.

You are reading ESPC's *Premier Living* magazine, a publication that aims to bring you the latest news and offerings as well as exhibits fabulous premier properties currently on the market with us here at ESPC. Along with our *Premier Living* Club and website (espc.com/premier-living-club), *Premier Living* magazine keeps you connected to an array of competitions, discounts and latest interiors trends, property news and luxury shopping inspiration.

This issue celebrates panache and warmth with a styled shoot in one of our finest properties. You can also read and see all about introducing a Scandinavian influence to warm up your home from those winter blues. I also indulged in my Trend Setter section this season by seeking home décor inspiration from Scottish Landscape photographer Steve Carter to help celebrate all things Scottish this Autumn/Winter.

Everyone wants to secure the best price for their home so we asked top property experts to share with us what improvements will add the most value.

Turn the pages further and you'll find our business section, in which we get tips from an entrepreneur whose creations have graced some of the most spectacular stages in the world.

Don't forget, in addition to our Must View and featured property feature, there are high-end property listings at the back of this issue.

Catch you in Spring/Summer 2015!

Lisa Venter, Premier Living Editor, ESPC

About our magazine...

ESPC's *Premier Living* is the best magazine to find out the latest trends, local news and luxury shopping.

It is published twice a year – in Spring/Summer and Autumn/Winter. With a circulation of 20,000, 85 per cent of copies are delivered to the areas of Edinburgh where you will find higher-value properties based on data from ESPC's unique property archive.

Look at the back of this issue to find our latest property listings to get started.

A copy can also be found from your local solicitor, ESPC showrooms and other select locations. If you would like to request a number of copies for your business, please contact *Premier Living* on 0131 624 8872.

Real people on hand

According to figures from Registers of Scotland, more than 90 per cent of buyers of local property already live in the area in which they are looking to buy their new home. It is therefore essential to get your local marketing right in the first instance. ESPC can ensure maximum exposure in the local area and offer real people on hand to help guide you through the process.

Through ESPC and its experts, we can make sure you're equipped with all the latest market information to make well-informed decisions about your property transaction through informal discussions and regular events held in the Edinburgh showroom.

Our friendly, approachable staff offer free advice on all aspects of moving. When it comes to the local market and pricing your property to maximise your sale potential, ESPC solicitor estate agents are the experts. They have access to ESPC's powerful database of archive sales providing the most accurate local market information, statistics and details of past property listings. Only an ESPC solicitor can provide exclusive access to ESPC's three high-profile marketing channels – espc.com, The ESPC Paper and the ESPC showrooms on George Street in Edinburgh and New Row, Dunfermline – offering great exposure to the widest audience in the area.

At ESPC, whatever your property needs, we do it the way it should be done. Properly.

To find out more about ESPC's range of services, visit espc.com, give us a call on 0131 624 8000 or pop into one of our showrooms.

DON'T MISS...

EDINBURGH ART FAIR

Edinburgh Corn Exchange, EH14 1RJ
Friday 14 - Sunday 16 November

The Edinburgh Art Fair celebrates its 10th anniversary this November, with a strong international dimension. Artists from Ireland, Poland, India, and Australia join familiar exhibitors, including The Scottish Gallery, Eduardo Alessandro Studios and newcomers such as Arusha Gallery, Gallery Ten, and The Sutton Gallery. Don't miss your chance to join us at the VIP Preview Night. Sign up now to the Premier Living Club.

For more details, visit artedinburgh.com

MUST VIEW

Family home with an iconic Edinburgh vista

A classic stone-built Edinburgh villa, this semi-detached five-bedroom property in Greenbank offers stunning views over Braidburn Park to Pentland Hills

Offers Over £660,000.
For more information, call 0131 253 2263 or use 340662 to search for this property on espc.com

SAVVY SELLERS TAKE STEPS TO BOOST VALUE OF THEIR HOME

From a lick of paint to adding a garden room, the experts reveal how to secure the best price for your property

A lick of paint and decluttering is the normal strategy for those preparing their home for a sale. But what if you want to go further?

There hasn't been a better time in the past five years to look at adding value to your property by investing in home improvements, according to Graham White of ESPC solicitor estate agents GSB.

"People are in a much better position now to get their money back and even make something extra from home improvements," he says. "It makes even more sense for those with higher-end properties in sought-after areas."

There are two ways to add value, explains Dianne Paterson, Property Partner at Russel + Aitken.

She says: "The first is anything likely to influence a surveyor's valuation, such as the size and condition of the property. The second is anything that persuades a buyer not only to choose one property over another, but to pay a premium, if there is competing interest."

GET MORE ROOMS

One of the most popular ways to boost numbers on Home Report valuations is by adding rooms, either by converting existing space, such as attics, basements and garages, or by extending.

"Converting the attic and the basement are quick wins," explains Karen Turner, Property Sales Director of Pagan Osborne.

Laura Macleod of Ordish Property says: "A thoughtful, well-executed extension, conservatory, loft or basement conversion could see you adding anything up to 15 per cent to the value of your home."

Peter Archibald, owner of New Town Cellars, has been transforming neglected cellars for over 20 years.

He said: "The groundwater management work needed to turn a cellar into a habitable space only costs a couple of thousand pounds, so if you look at the square metre prices for an area like the New Town, it's a good investment."

IT'S NOT ALL ABOUT BEDROOMS

Don't add rooms just to boost the number of bedrooms in your property, says Graham.

"The UK has traditionally been a bedroom-buying nation, but people are becoming more savvy and are looking at the square foot size of the property," he says. "A four-bedroom home may be bigger than an eight-bedroom home. Also, there is a ceiling to the number of bedrooms someone will need. It depends on the family, but I find five or six bedrooms is a good maximum for a high-end home."

Turner advises focusing on the living, dining and kitchen areas for the extra space, even merging these areas and extending out into the garden. "Good social spaces reflect how families want to live these days, and are one of the big ways of adding value," she says.

REFURBISH EXISTING ROOMS...

If you only invest in revamping one room, you could do worse than to give your kitchen the wow factor.

"The kitchen has become the showpiece of the home, as well as our living area, dining room and study," explains Dianne.

"A well-designed, efficient workspace with the latest equipment will undoubtedly add value, providing it is in neutral style, with a price bracket to match the value of the property."

The worse thing you can do with a kitchen is scrimp, warns Graham. He says: "Poor work in the kitchen, as well as other areas of the house, could actually cost you money from the final sale figure."

CONNECT THE INSIDE WITH OUTSIDE

"By treating the garden as another room, and making it more enjoyable from the house with clever structure and design, a tidy garden can add a few per cent to a property's value," says Dianne.

Laura agrees: "Carefully consider the layout, add attractive patio areas based on how the sun falls, use outdoor lighting cleverly, and perhaps even look into separate garden rooms!"

Katie Langley, director of JML Garden Rooms, adds that garden rooms are a relatively simple way to increase living space while making the most of a garden: "Planning can really limit extension opportunities. Garden rooms are a perfect solution for creating additional living space without the need for planning, in a quick and hassle-free way, regardless of its end use."

ASSESS YOUR AREA'S POTENTIAL

Before setting your ambitions for your property, it is worth exploring how far the local area will match these.

Dianne explains: "Whatever is done and however much is spent, there is likely to be a ceiling price for most properties, however upmarket they may be. It is important to ensure that, in adding value, the property itself does not become too expensive." PL

ASK THE EXPERT

From dreams to reality

How do you ensure your interior design aspirations match the end result, particularly when an architect and contractor are involved? Jacqueline Fisken has the answer

A STUNNING interior that is exactly what you were hoping for does not happen by chance, but is the culmination of a thousand considered decisions.

That is why it is vital to engage your interior designer as early as possible. This is particularly true in larger projects where there may be an architect and a main contractor involved and where absolute clarity of the finished design is necessary at the start of the project. The relationship between the designer and client, with a fully thought out plan of the layout, usage and furnishing of each room, is vital for a happy conclusion. The end of the build is no time to discover that lighting does not relate to how you envisage using a particular room, that soft furnishings are not possible due to window construction, or that longed-for finishing touches cannot be accommodated.

This is all the more effective where the design practice includes an Interior Architecture department – as we have at Ampersand – producing much-needed detail in design drawings and ensuring that what has been planned on paper fully takes shape in reality.

Turning this unprepossessing hallway into a beautiful panelled dining room, for example, was a process that began with the client's choice of fabric and paint colour. From this most general of beginnings the vital details of panel sizing, beading, socket positions, switch requirements, anticipated picture hanging positions, speaker cabling and wall lights could be planned to the millimetre – and checked on site during the build. And every one of those details links back to a scheme designed around particular fittings, furnishings and finishes. Successfully carried out it is the seamless blending of the aesthetics of the interior design with the practical nuts and bolts that make designs a reality.

Jacqueline Fisken is Design Director of Ampersand Interiors at 73 Dublin Street, Edinburgh. Contact: 0131 557 6634 and ampersandinteriors.co.uk

Bag your dream home in the city at
The Marchfields Townhouses

Mactaggart & Mickel Homes' The Marchfields Townhouses in Davidson's Mains in Edinburgh has proved a great success since it opened earlier this year and there is still a chance for you to secure your new home at this stunning development.

Situated just three short miles from Edinburgh city centre, The Marchfields Townhouses offer the perfect lifestyle to take advantage of the array of leisure and cultural activities on your doorstep.

The immaculately presented homes have flexible living space, providing you with a bespoke layout to suit your needs. Spread over three floors the homes have a sociable, open plan feel allowing multiple spaces for your family to come together and enjoy some quality time.

A new showhome is due to open at the development in early autumn if you'd like to visualise what your new home could look like.

Close by to Marchfields is the beautiful green and leafy Corstorphine Hill - a picturesque backdrop to the development. Marchfields Townhouses is perfect if you're looking for a home in a relaxed family friendly setting with easy access to the vibrant centre of our capital city.

For more information on The Marchfields Townhouses please visit **www.macmic.co.uk** or call **0131 312 8539.**

Coming soon in Craiglockhart

An exclusive development of only nine 3, 4 and 5 bedroom villas and townhouses. We will soon expand our portfolio of homes in Edinburgh when we launch the new development in the **Craiglockhart** area of the city in spring/summer 2015.

For more information, please visit **www.macmic.co.uk** or call **0845 600 1925**

The interior images are of Mactaggart & Mickel Homes' townhouse showhome at Hillpark, Blackhall.
Any furnishings, upgraded fixtures and fittings are not included in the price shown.

The Marchfields

Davidson's Mains, Edinburgh

superb accommodation

- 3 or 4 bedrooms • bedroom 4 can be a Garden Room – you decide
- beautiful kitchen/breakfast room • glorious lounge/dining room • en suite
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3 floors of superb living in a superb location

0131 312 8539

The Marchfields Townhouses, Davidson's Mains
Sales Centre and Showhome at Hillpark, Blackhall, off Craigcrook Road, EH4 7SY
Open Thurs-Mon, 11am-5pm themarchfields@macmic.co.uk
Prices start from **£440,000**

www.macmic.co.uk

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5 STAR HOME BUILDER CUSTOMER SATISFACTION HBF 2014 — 5 star WINNER 2013 AND 2014

Mactaggart & Mickel Since 1925 HOMES

PREMIER TRENDS

Premier Living editor, Lisa Venter, brings you her top products based on Autumn/Winter trends

Be inspired by this spectacular shot of **Rannoch Moor** by photographer **Steve Carter**. The colours of the sky and the reflection on the water of the mountains are so evocative of a crisp winter's morning in Scotland so we found the products to bring some of this into your own home this season

STEVE CARTER - PHOTOGRAPHER

"The light in the Scottish Highlands is so different from down south. Especially when the airflow is from the north; you'll get the full effect of crystal clear horizons and deep blue skies. Anywhere north of Crianlarich and all the way up the west coast to Durness are great locations to take photos; as well as the Hebrides of course.

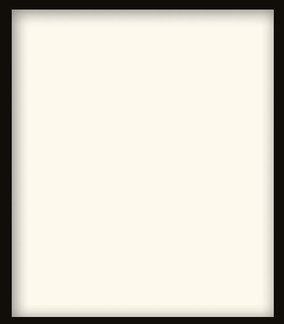
"It's as much being out there with my dog and camera, alone in the landscape, as actually taking photos. I get up early and get out before anyone else is awake and while the weather is clear which is always the earliest part of the morning…"

For more luxurious landscapes, visit: stevecarter.com

PRODUCTS

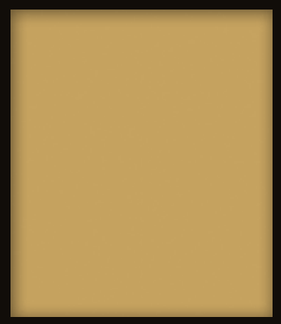
Zoffany Wild Silk wallpaper in Pistachio, available at John Lewis. £82 for 10m. St James Centre, EH1 3SP. Tel: 0844 693 1740

Little Greene's First Light (49), available from Ian Russell. Starting at £20.50 per litre. 71 Warrender Park Road, EH9 1ES. Tel: 0131 229 1505



Skye 'Catkin' fabric from the Highland Wools collection from Sanderson. £54.04 per metre. Visit: sanderson-uk.com

Cat's Paw No. 240 by Farrow and Ball. Starting at £26 for 2.5 litres. NW Circus Pl, EH3 6SX. Tel: 0131 226 2216



The bright Fantastic

With a warm, natural palette and flashes of bright primary yellow, this Trinity penthouse keeps the summer alive all year round

CALA Homes' Trinity Park development mixes spacious family homes with flexible city pads in one of Edinburgh's most desirable locations. The property for this shoot is one of the development's luxurious three-bedroom penthouses.

All furniture supplied and arranged by Moleta Munro (43-46 London Street, EH3 6LX, moletamunro.com)

Artwork (including sculptures) provided by Arte in Europa. The sculptor is Tom Allan and the title of the piece is "White Circle" – it is carrera marble on a granite base. The artist of the paintings is Marco Tamburro and the paintings are untitled. They are both oils on canvas.
For more outstanding Scottish and International artwork, visit the 2014 Edinburgh Art Fair, at the Corn Exchange on 14-16 November (artedinburgh.com)

Location: Trinity Park, Flat 6/61 Larkfield Gardens, Edinburgh EH5 3QB

Search 336002 on espc.com for more information on this property.

Best of British

Traditional, cutting-edge, conservative and provocative, Britain has long been a taste-maker in global design trends

FROM THE 'arts and crafts' textiles of William Morris to the breathtaking fashions of Alexander McQueen, from the functional simplicity of the Mini to the timeless elegance of the Aston Martin DB5, Britain is credited with some of the most iconic designs the world has ever seen.

Yet the very idea of pinning down the defining characteristics of 'British' design is something of a fool's errand, as it spans everything from the classical to the incendiary and cutting edge.

For Michael Laing, the third-generation owner of his family's Edinburgh-based jewellery business (27–29 Frederick St, EH2 2ND, 0131 225 4513, laingthejeweller.com), these apparent contradictions can be a source of tremendous inspiration.

"British design has never stood still, yet really great work often reaches back into that long and varied heritage," he says.

Laing believes this blend of heritage and innovation gives great British design an elegance and timelessness.

"When you buy British, you're not buying something that will look hopelessly dated in a couple of years. Even if it's a very contemporary design, it will stand the test of time."

Founded in 1990 by Glasgow School of Art graduates Alistair McAuley and Paul Simmons, Timorous Beasties has certainly achieved cult status with its own surreal and often provocative range of textiles and wall coverings.

Yet even their most daring work is rooted in an understanding and appreciation of design heritage from Britain and beyond.

For example, some of Timorous Beastie's most successful designs are based on French Toile de Jouy fabrics from the late 1700s, but with a dash of distinctly British parody.

"The concept of a toile can be applied to any city, event, or country in the world," said McAuley "Our starting point was the city that we know best; Glasgow. But we have easily made the transition onto other cities that we know or like… We now have Glasgow, London, Edinburgh and New York toiles. We've paid homage to the past, and at the same time live in and love 'the Contemporary' – it's a very natural way for us to work."

Brian Paxton who heads up Edinburgh's AGA store (51 Frederick St, EH2 1LH, 0131 225 7293, agaliving.com) echoes this sentiment. "I'd sum up British design as a perfect

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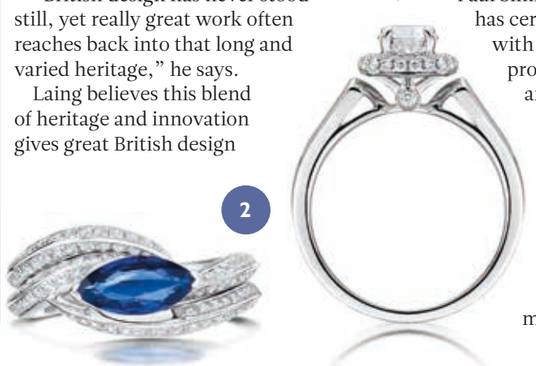

1 Timothy Oulton's designs blend contemporary flair with classical style, to truly stunning effect

2 Modern and classical designs from Laing Edinburgh. Left: Iconic Sapphire, from £1995 and right: Anna, from £1,350

3 The AGA City 60 is the classic cast iron stove, adapted for modern living. £4995

4 Natural fabrics and tones play a large part in Homer's collection this season. Cushion from Orcadian designer Hume Sweet Hume

CONTINUED FROM PAGE 21

mix of innovation, tradition and pride in quality craftsmanship," he said.

Despite originally having been designed by a blind Swedish scientist, the AGA range stove is now rightly considered an icon of British style and manufacturing. The company's latest big product launch, the AGA City 60, exemplifies the marriage of craft, timeless design and innovation. Still unmistakably an AGA, the City 60 is designed to fit into modern properties, conforming to the standard 60cm unit width.

AGA sees itself as part of something much larger. For example, the company's foundry at Coalbrookdale was one of the birthplaces of the industrial revolution, and is now a UNESCO world heritage site.

Paxton says: "Our cast iron manufacturing process is very traditional, very bespoke; behind every AGA is a team of craftsman, practising the same skills they've used for hundreds of years. We're proud to keep those local skills alive."

Timorous Beasties blends classic and surreal

Furniture and homeware designer Timothy Oulton is also drawn to the traditional crafts involved in British design. He has explicitly built his reputation on the idea of taking classic designs (Oulton himself started out as an antique dealer) and reinterpreting them from a modern perspective.

"Quality craftsmanship really matters, there's no cutting corners. Crafts like hand stitching, traditional joinery and hand tufting all take time. If it takes 12 days to make it, I'm drawn to it. The more intricate and detailed it is, the more authentic and unique it will be," he says.

While large and well-established businesses such as AGA are landmarks in the British design landscape, an equally important role is played by the thousands of smaller designers and craftspeople.

Many of these skilled creators find an audience through independent shops which specialise in such things; shops like Homer (8 Howe St, EH3 6TD, 0131 225 3168, athomer.co.uk). From its home in the New Town, Homer sells textiles and art, alongside pieces of vintage furniture, sourced by a creative team led

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ASK THE EXPERT

Great designers of our time

Julian Darwell-Stone continues his series on great designers with a snapshot of some British designers who are making their mark on the international stage, whether as designers for major manufacturers or as brands in their own right. They may not all be household names but Britain's art colleges produce designers who go on to be global leaders in their field, not only in furniture but with products as diverse as trams and the Olympic torch.

Jasper Morrison now leads a design team whose work spans furniture, products, the built environment and transport. As a furniture designer Jasper has worked with SCP, Magis, Vitra and Cappellini, output including technically innovative chairs such as Low Pad (pictured bottom left) and Air. Other products range from the Glo Ball and Smithfield lights for Flos and kettles for Rowenta to cutlery for Alessi and Hannover trams.

Edward Barber and Jay Osgerby founded their eponymous studio in 1996. Their design CV includes projects for Cappellini, Vitra, Knoll, B&B Italia (Tobi Ishi table - pictured below), Flos and Bute fabrics. Barber Osgerby became more widely known as designers of the London Olympic torch.

Perhaps now one of the best known British designers, Tom Dixon began his career making welded furniture. Although never formally trained, his S-chair (pictured top right) was manufactured up by Cappellini before he became design director at Habitat. He founded his own design brand in 2002 and has built a collection that ranges from lighting (his Copper Shade, pictured above, has become iconic) and furniture (such as the Wingback and Y-chairs) to a comprehensive range of accessories and homeware.

Finally, if you are looking for accessories for the home, look no further than Scottish textile designer, Donna Wilson. Since her sell-out graduation show at the Royal College of Art in 2003 she has become known not only for designing knitted cushions and throws but a product collection that spans ceramics, glassware, stationery, tableware and clothing that is now sold in 25 countries throughout the world.

Julian Darwell-Stone is Managing Director of Tangram, the leading experts in contemporary furniture and interiors. Further information at tangramfurnishers.co.uk

CONTINUED FROM PAGE 22

by owners Jayne and Kevin Ramage.

For Jayne Ramage, Homer is playing its part in continuing the country's rich heritage of textile production and design. "It feels good to contribute to that process and be confident in the superb quality of the wool and attention to manufacture," she says.

Pieces such as cushions from Hume Sweet Hume in Westray, Orkney, and blankets from acclaimed Scottish designer, Nicola McGhee, are key to the store's autumn look. Painterly abstract prints on linen, from Glasgow designer Bluebell Gray cushions, further add a touch of drama.

Likewise, Emily Hogarth, an Edinburgh paper-cut artist who has exhibited widely in Scotland, has worked closely with the Homer team, to generate ideas and themes for her art collections.

It is plain to see that British design is a very broad church, catering for a wide range of tastes and styles. It draws on its own long history – sometimes with reverence, other times rebellion – to create designs which reflect their time, while remaining somehow timeless. Yet quality and craft remain at its heart; as Jayne Ramage says: "The common denominator is the hand of the artisan maker and the crafted look of the creative designer." PL

Emily Hogarth at work

BRITISH DESIGN ICONS

THE MINISKIRT – MARY QUANT (1964)

Perhaps the most influential item of clothing of the 20th century, Mary Quant's miniskirt is a true fashion icon, which, 50 years later, remains as stylish and relevant as ever.

BUTTERFLY CHAIR – ERCOL (1956)

Launched in 1956, the Butterfly is the perfect expression of the simple, clean lines that dominated contemporary design in the post-war period. It remains an extremely popular and current design.

CHESTERFIELD SOFA

Originally designed in the late 18th century, the Chesterfield sofa – with its distinctive buttoned leatherwork and low back – is as popular and stylish now as the day it was conceived.

WILLIAM MORRIS' TEXTILES AND WALL COVERINGS

The standard bearer for the British 'arts and crafts' design movement, Essex-born Morris was at the forefront of the revival of many traditional textile production methods, and his designs remain hugely influential.

JAGUAR E-TYPE (1961)

Arguably the quintessential sports car of the 1960s, the E-Type married style, power and relative affordability. More than 70,000 were sold during its 14 years of production, and it still tops many lists of the greatest cars ever designed.

Jaguar E-Type by Art Konovalov

Lucky No.13

Former architect's practice in Claremont Crescent has been transformed into an impressive three-storey period townhouse

Wander down Broughton Street past numerous and varied restaurants, intriguing independent stores, and a couple of Edinburgh's most famous old public houses. Turn into the cobble-lined East Claremont Street, a little further on take a left when you reach some well-kept private gardens. You've arrived at Claremont Crescent.

Midway along this quiet street sits No.13, an inspiring three-storey townhouse. This traditional Edinburgh property has recently been carefully and expertly renovated by Stephanie Lothian and Val Allingham. Intriguingly, they are former members of the British skiing team, but are now the talents behind Sandstone Property.

Until November 2013, the address had operated for many years as a successful architect's practice. However, it is now an impressive four-bedroom home that combines painstakingly preserved and reinstated period features with the type of ultra-modern accessories that make for very comfortable living.

METICULOUS REFURBISHMENT

The original building covered five levels but was split into two for the purposes of the renovation; the lower two floors were converted into a pre-sold garden flat. Over six months the remaining ground, first and second floors that make up the townhouse were meticulously refurbished in line with the developers' vision.

That meant creating a sense of space and flow, mixing the strengths of old and new, and making sure that there is a place for everything the modern householder needs, and everything – from radiator and light switch positions to video entry phone screens – is in its place.

On the ground floor, a bright reception

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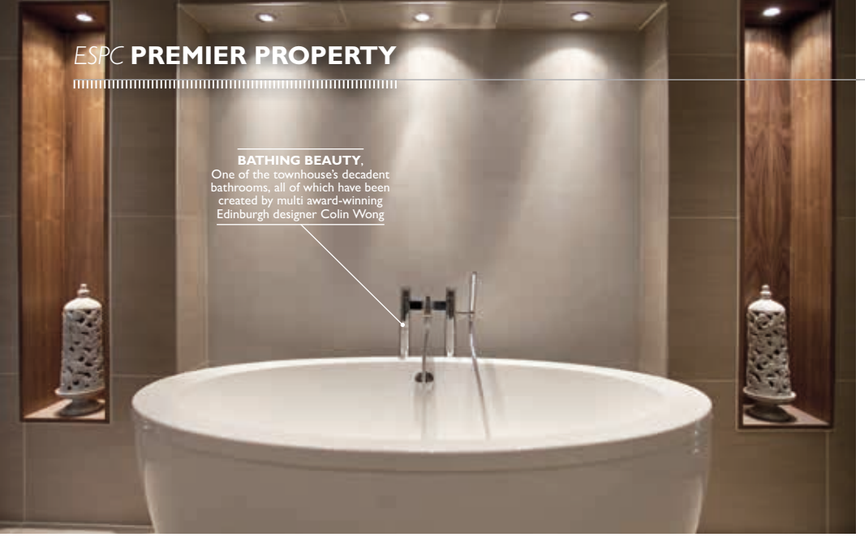

BATHING BEAUTY. One of the townhouse's decadent bathrooms, all of which have been created by multi award-winning Edinburgh designer Colin Wong

CONTINUED FROM PAGE 26

hall, flooded by light from the cupola above, leads to an elegantly understated sitting room. That stylish feel is evident throughout the property. Newly installed double doors open up to one of the home's strongest features; a large, open and marvellously equipped kitchen created by Edinburgh's multi award-winning designer, Colin Wong.

Wong also designed the bathrooms, maintaining exceptional standards throughout. The kitchen makes great use of the natural light from its large, west-facing window. With double doors ajar, the combined kitchen/sitting room creates a seamless space ideal for relaxing, dining or entertaining. Over and above the practical utility room off the kitchen, the remaining room on the ground floor is the guest bathroom. It is characterised by stud work and niches that not only create exciting visual interest but provide practical storage space.

> No.13 is 'centre crescent', a position normally afforded the grandest house in the street… This is a property that could be said to have it all

RELAXED INDULGENCE

The first floor has two exceptionally grand rooms. A capacious drawing room with three large feature windows overlooks the Crescent's private gardens. Meanwhile, the almost equally large master bedroom is a magnificent, bright space with views to Canonmills and beyond, and is made complete by an en-suite bathroom and dressing room. In a nod to relaxed indulgence, the bath is strategically placed so that, if you so wish, you can spend a lazy hour bathing and gazing over the rooftops and treescape of north-west Edinburgh.

Upstairs lie three further comfortable, spacious and well composed double bedrooms. Every bedroom in the property has its own en-suite, which is unusual for an original New Town home.

No.13 is 'centre crescent', a position normally afforded the grandest house in the street. It comes with the simplest access to the expansive private gardens that lie opposite and are scrupulously maintained for a modest annual fee.

This is a property that could be said to have it all. No.13 Claremont Crescent successfully marries tradition and modernity, provides a space suitable for couples and families of all ages, combines high spec with low maintenance, and is minutes away from central Edinburgh.

Lucky No.13 indeed. PL

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Westpoint HOMES

Silversmith Bryony Knox likes to have all her tools at her fingertips

Creative spaces

An artist's studio is more than four walls and an easel. Premier Living *asks the professionals for their tips on the perfect creative environment*

Whether it's for pleasure or profit, many of us dream of one day unleashing our inner artist. But among the demands of daily life it can be difficult to find the space to really give our creativity free rein. So setting aside a dedicated room in your home is a great way of escaping, physically and mentally.

An artist's studio is a very personal space – a reflection of their work, their creative process, and even their personality. So it follows that there are no hard and fast rules for setting up the perfect space.

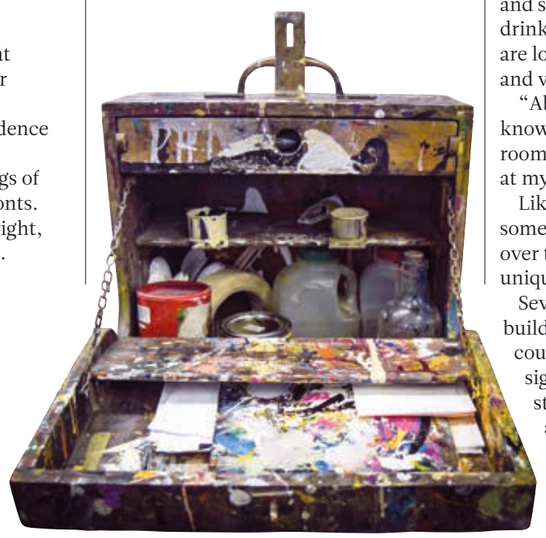
Lynn Hanley is a painter in residence at the Coburg Gallery in Leith, specialising in panoramic paintings of Edinburgh's facades and shop-fronts. Like her work, Lynn's studio is bright, clean and meticulously organised.

"I don't like to work with a lot of clutter. You can see there's storage everywhere."

Having worked at home for several years, Hanley now enjoys having her own space and has some good advice for anyone setting up a home studio.

"I like to listen to talk radio or audiobooks when I'm working, but otherwise don't cope well with distractions. Not everyone is like that, but if you are then it's important to set boundaries. With a home studio it's very easy to get sucked into whatever else is happening in the house."

When setting up the studio, Hanley called on the services of a friend – an expert in feng shui – to find the optimal layout. "She told me not to sit facing the door or the window, for example. Apparently that would allow energy to just fly out into the street."



Escaping energy is less of a problem in the very different studio of silversmith Bryony Knox. A windowless, low-ceilinged loft, its walls are lined with curiously shaped metalworking tools on magnetic racks, books, photographs and sculptures fashioned from fizzy drink tins. On every flat surface are loose notes, sketches, anvils and vices. So, is this just chaos?

"Absolutely not!" laughs Knox. "I know where to find anything in this room – I just like to have my tools right at my fingertips whenever I need them."

Like Hanley, Knox's studio is clearly something that has evolved around her over the years, shaping itself to her own unique habits and working practices.

Several floors down in the same building, Robin Abbey is one of the country's few remaining traditional signwriters. His sprawling basement studio, which he shares with apprentice Maggie McCabe, is stacked with glossy boards of beautiful flowing, hand-painted

script, and his many benches are covered in pots of paint, jars of thinner, knives, and well-used brushes. The smell of spirit and oil hangs thickly in the air.

"Of course the creative environment is important. But this is as much a workshop as it is a studio. Signwriting is a craft, and not always a particularly peaceful one," Abbey says, nodding toward a collection of angle grinders, jigsaws and other serious-looking power tools.

McCabe agrees: "I've been trying to set up my own studio at home, but it's difficult because you're dealing with a lot of noise and often fumes. I did look into building a hut in my garden, but the planning requirements are tough."

Trevor Jones, an artist employed by the charity Art in Healthcare (artinhealthcare.org.uk), also works in a messy medium (the kind of painting described by Hanley as "splattery") and was forced to come up with creative solutions for his former home studio.

"My painting style is quite expressive and it can get pretty messy when I'm throwing around a fully loaded brush," he says. "Before my current studio space, I was working in a spare bedroom in my home and was always worried about the paint flying everywhere. I ended up stapling plastic sheeting on the ceiling, walls and floor. It looked like something out of a murder scene."

Jones echoes the advice of the other artists, in terms of shaping the space around you and the way you work, rather than designing a beautiful studio that ultimately gets in the way of your process.

"You need a space that you feel comfortable in and that nurtures your creativity and working processes. If you feel self-conscious about making a mess, for example, you'll struggle to be able to loosen up and really experiment with the media and to push yourself to explore new ideas." PL

Trevor Jones

Take a bite of Scotland

The butt of the joke no longer, our produce is now the choice of Edinburgh's top chefs

Scottish seafood is renowned the world over

To say that Scotland's culinary reputation has undergone a turnaround of late is like saying that things are looking up a little for old Lazarus. Whether it was fair or not, Scotland's food used to be perceived to be a bad joke and, even now, at least for the lazy headline writer, the deep fat fryer is still the go-to symbol of Scottish eating habits.

That stereotype has been smashed over the last few years as Scotland's chefs have claimed over a dozen Michelin stars and our natural produce has begun to shine on the world stage. The rest of the world cannot get enough Scottish whisky, salmon, seafood and game. Scotland currently exports around £5.1 billion worth of food and drink each year and is on track to increase that to £7.1 billion by 2017.

If restaurants in Scotland, and their customers, once favoured flown-in produce from Rungis market in Paris, the situation has now reversed with Scottish grouse, langoustines and lobster much in demand on the continent. These days, Scottish chefs are shouting from the rooftops about the quality of Scottish produce and few are quite as enthusiastic as Neil Forbes of Edinburgh's Café St Honoré.

"Scottish ingredients have been overlooked, possibly for decades," he says. "Over the last few years, we have started to wave the flag for what we have here. We have this wonderful natural harvest from West Coast shellfish to Borders beef via fantastic vegetables being grown in sunny East Lothian.

CONTINUED ON PAGE 36

Left: Neil Forbes' venison dish and above, outside Café St Honoré. Opposite page: Paul Wedgwood bringing in the catch of the day

CONTINUED FROM PAGE 34

It's tremendous to eat. It's tasty and it hasn't travelled very far so there is an environmental aspect to it."

For Neil, using Scottish ingredients is a way of supporting local food networks. He points out that there are a number of high quality, artisan producers, farmers and fishmongers in Scotland. If we do not use them then they will go out of business.

"People complain about our high streets all looking the same. If you want local butchers and farmers, selling locally produced meat, and that money going back into the local community, then we need to support them. As a chef, I see using local produce as a duty which I'm happy to take on."

Currently the Managing Director at The Horseshoe restaurant with rooms, near Peebles, Mark Slaney has a similar take on local produce. His parents ran a hotel in the Borders and Mark remembers that, 30 years ago, much of the fish landed at Scottish ports would go overseas. Now, reckons Mark, both chefs and their guests have a much greater appreciation of the food which is on their doorstep.

The Horseshoe's Head Chef Alistair Craig likes to use beef from Borders farms such as Wester Ulston, Lennoxlove, Upper Nisbet and Hollybush. As well as vegetables and herbs from the kitchen garden, he also likes to cook with products from Peelham Farm at Foulden and the Ettrick Valley Smokehouse. Between them, Alistair and Mark have devised a clever way of showcasing these foods and the land that produced them.

"We offer a service called lunch with a view," says Mark. "We will take guests on a chauffeur driven tour of the Borders. We can tailor the tour to their tastes whether that be an interest in, say, castles or wildlife. Come lunchtime, we will take them to a scenic spot where a chef and a waiter have set up a table outdoors.

"The chef will prepare a menu based around local produce. It just seemed to make sense that we should give people the chance to eat this fantastic Borders produce in the environment that produced it."

In his eponymous and award-winning restaurant on the Royal Mile, Paul Wedgwood is another keen advocate for Scotland's larder. Being able to pin down the provenance of the beef he serves and being able to name the man who dived for the scallops on the menu is important to the chef and his customers.

"Visitors to the city and residents want to eat food that comes from the surrounding area," is how he puts it.

Wedgwood the Restaurant also offers diners hyper-local, foraged foods. As well as using professional foragers, Paul regularly harvests his own herbs, leaves and fungi. According to Paul, customers love to be told that some of the flavours on their plates were gathered by the chef that morning on his way to work.

"That freshly picked taste adds an edge to my cooking," he says. "It's also another facet of serving Scottish produce. It may have taken some time to realise it, but we have some of the best produce in the world." PL

CAFÉ ST HONORÉ
34 North West Thistle Street Lane, EH2 1EA, 0131 226 2211, cafesthonore.com

THE HORSESHOE
Eddleston, Peebles, Scotland, EH45 8QP, 01721 730225, horseshoeinn.co.uk

WEDGWOOD THE RESTAURANT
267 Canongate, EH8 8BQ, 0131 558 8737, wedgwoodtherestaurant.co.uk

WHAT'S NEW…

A TASTE OF ITALY

Open from breakfast through to late-night drinks, Enzo is a new style bar and restaurant that has opened in the Quartermile district of Edinburgh. Chef Cristian Picco is from northern Italy and he prepares authentic Italian dishes such as sea bass and leek ravioli, Ligurian-style braised rabbit and Prosecco panna cotta. On sunny days, the spacious courtyard is popular for al fresco dining and after-work drinks.
enzo-edinburgh.co.uk

SEAFOOD SUCCESS

Over the last couple of years, Jason Wright cooked up a success with his Steak restaurant on Picardy Place. Recently the chef expanded into premises next door to Steak and opened Fish Eatery. The new venture has a playful menu that features dishes such as halibut Kiev with crab baked beans and potato waffles. If Chef Wright's attention has been focused on rib eyes, sirloins and fillet steaks over the last few years, then the switch to fish is unlikely to faze him. Before flying solo with Steak, Jason was the Head Chef at Ondine Restaurant, said to be Alex Salmond's favourite seafood restaurant.
fishedinburgh.co.uk

BISTRO FUSION

Keep an eye open for Annette Sprague's Redwood Bistro, which aims to open this autumn in Corstorphine. The Californian chef has been working on this new project since closing the original Redwood on St Stephen Street in 2011. Innovative fusion food will be at the heart of the menu.
redwoodbistro.co.uk

The eyes have it

Beautifully defined brows, shimmering metallic shadows and lashings of mascara will ensure you achieve this season's sexy, smouldering look

WHILE THE make-up of catwalk couture may be too extreme for everyday wear, several trends have found their way from the catwalk onto the high street. In short, the votes are in and the eyes have it. This season is all about making your eyes more eye-catching, so here are some products to help.

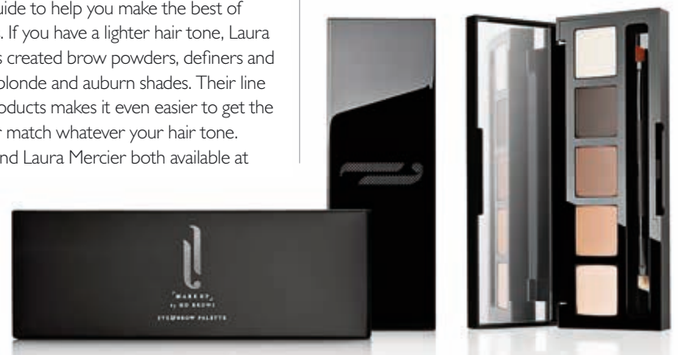
Throughout 2014, the power brow has made a massive comeback. Models are sporting thicker, fuller, yet still defined brows using techniques such as HD Brows. The current must-have brow shaping treatment focuses on design, ensuring you have the right shape and colour of brows to complement your face. The HD Brows technique is an exclusive salon treatment and can take up to six individual sessions with a specially trained stylist to perfect. Professionally-sculpted brows will make a real impact on your eye area and provide the right kind of framing for your peepers.

Specialist HD Brows stylists are available throughout Edinburgh – visit hdbrows.com to find a salon near you.

If you want the power brow look but don't fancy the commitment, why not try using a brow filler? Benefit's Brow Shaping Zings set provides everything you need to style your brows at home, including wax, powder, tools, and a handy 'How To' guide to help you make the best of your brows. If you have a lighter hair tone, Laura Mercier has created brow powders, definers and pencils for blonde and auburn shades. Their line of brow products makes it even easier to get the right colour match whatever your hair tone.

Benefit and Laura Mercier both available at Harvey Nichols (30-34 St Andrew Square EH2 2AD, 0131 524 8388, harveynichols.com),

Adding a touch of metallic radiance to your eye shadow has been a popular trend on the catwalk this season and can be easily added to your own look. Bobbi Brown metallic eye shadows in both cream and powder provide intense, highly pigmented, and long-lasting colour. With new shades recently released in blue, purple and green tones, they offer a more exciting choice of eye shadow. If you prefer a more traditional luminous glow to your metallic shadow, Chanel's Illusion D'Ombre and the newly launched Sisley Phyto-Ombre Glow can be applied lightly for a subtle metallic sheen or built up for a more intense look.



Right and far right: HD Brows eye and brow palette

Take a shine to Sisley's Phyto-Ombre Glow and Clinique's Lash Power, below

Bobbi Brown, Chanel and Sisley available from Jenners (48 Princes St, EH2 2YJ, 0131 225 2442, houseoffraser.co.uk), Harvey Nichols and John Lewis (St James Centre, EH1 3SP, 0131 556 9121, harveynichols.com).

Popularised by icons such as Twiggy in the 1970s, Spider Eye or 'Maxcara' eyelashes are also on trend this season. Forget the natural look and embrace a dramatic look that builds up lots of layers of mascara on your eyelashes. High-impact mascaras such as MAC's Plush Lash, NARS Larger Than Life, and Clinique's new Lash Power Feathering help to create the look without your eye make-up flaking. For the optimal look, use multiple applications – between three to eight coats – and finish with white eyeliner on the bottom waterline to really make your eyes stand out.

MAC available from Harvey Nichols (as above). Clinique available from John Lewis (as above). NARS available from Space NK (103 George St, EH2 3ES, 0131 225 6371, uk.spacenk.com). PL

AN ALL-ROUND SUCCESS STORY

What started as a germ of an idea has grown leaps and bounds to make Edinburgh-based Pufferfish and its unique displays a big hit all around the world

WHETHER THEY are at Coldplay's stadium concerts or National Museums Scotland, the eye-catching spherical displays of Edinburgh-based Pufferfish are instantly recognisable. Just as impressive though is the story of how two University of Edinburgh graduates took the seed of an idea, developed it into a commercially viable product, and ultimately achieved global success.

In 2002, architecture graduate Will Cavendish was "in a university basement on Chambers Street, mucking about with solvents and plastics" – a final-year project with music and physics graduate Ollie Collier that would one day form the basis of Pufferfish's iconic 'Puffersphere'.

At the time, the company's co-founders envisaged the Puffersphere as an "immersive" experience, in which users would physically stand within the sphere for a 360-degree virtual view. It wasn't until the pair were invited to take their creation to a student innovation fair in Brazil – where it was very well received – that this vision was turned on its head.

"The applications for immersion sphere were mostly military simulation, but they had very specific technical requirements that we just weren't equipped to meet," says Will. "After the feedback we got in Brazil, we realised an externally viewed sphere would open up less technically demanding applications, such as advertising, and would be a good first step."

At this stage, Will and Ollie turned to the university for advice on developing and commercialising their idea. Through the university-affiliated EPIS scheme, Pufferfish was given office space, development funding and most importantly expert advice and mentoring.

"Neither of us was particularly commercially minded. We both believed we had something that people would want to buy, but we weren't business graduates, so that early stage support was crucial," continues Will.

Development of the sphere, including its sophisticated 'projection mapping' software – which allows flat images to be projected onto the sphere without distortion – continued apace, and Pufferfish was eventually incorporated in 2004.

By 2007, the team had grown to include a commercial manager and a content manager, and the team was keen to get the Puffersphere out to as many locations as possible.

"Each piece of work we took on was generated organically by the previous piece," says Will. "So one bit of work would lead to another three. In the early days, we did a lot of festivals, and made sure the sphere was seen around Edinburgh."

This stage in the company's development also threw up another important lesson about the power of iterative improvement. Will talks about how each new project had its own unique requirements and challenges, which could be fed back into the core design. The more work Pufferfish took on, the more powerful and compelling its product became.

Big names such as Heineken have seen the potential of the sphere

> To be regularly taken out of your comfort zone… forces you to think creatively and builds confidence that you can move into new applications

"Even today, this is an ongoing process," says Will. "Every job is an opportunity to improve what we do. It's often the case that a customer will ask us for something that we can't quite do off-the-peg. We rarely, if ever, say 'no' though, and will work with the customer to meet their needs, knowing that what we learn will help our continuing development."

Pufferfish's big break was arguably its contract for Coldplay's 2008 Viva la Vida world tour. As well as giving the company massive exposure and further new business, it required a more rugged design and brighter displays. The seven weeks of intensive redevelopment that went into creating a sphere specifically for Coldplay still underpins the company's core designs to this day.

"To be regularly taken out of your comfort zone like that and still deliver is good for the business and for the individuals involved. It forces you to think creatively and builds confidence that you can move into new applications and grow from those challenges," adds Will.

Pufferfish's Will Cavendish and Kristian Biggs

Today, although Pufferfish still has a relatively small headcount in its Edinburgh home, it has built a network of partners from Germany to Singapore who hold their own Puffer spheres and service their local markets.

The technology also continues to move on, with ever brighter, more robust displays built from new materials for different applications. The company is also developing more interactive displays, with touch-sensitive surfaces and head tracking, for images that move with the viewer.

"In a way, we're back at the point of having some very cool technology and can now explore its applications," says Will. "Touch takes us into experiential marketing and interactive exhibits, while head tracking opens up high-end industrial or architectural design and even medical uses. Particularly for younger users, they expect to be able to interact with displays; technology is always moving, and it's exciting to move with it."

Will believes Edinburgh is the ideal location for any innovative or entrepreneurial business to flourish, thanks to the city's support structures and existing business community.

"There's so much help out there if you look. Organisations such as Codebase provide a great incubation space for young tech companies. Then you have companies such as Skyscanner, which have that experience and put a lot back in terms of developing innovators and supporting the city's tech community."

The final piece of advice he offers to anyone with a great idea is to simply believe in yourself and find others who are able to do the same.

He says: "Don't let anyone say you can't do it, or wait for permission. At some stage, someone will tell you your idea won't work. Prove them wrong." PL

For more information visit pufferfishdisplays.co.uk

PREPARE FOR THRILLS

Want a driving experience that combines high performance with luxury? Then these are the cars to consider...

Aston Martin

V12 VANTAGE S/ V12 VANTAGE S ROADSTER

The new Aston Martin V12 Vantage S, available in Coupé or Roadster variants, is the most driver-focused adaptation of the Aston Martin platform to date, offering a unique sports car package - pure aggression combined with unprecedented levels of luxury. Not only is the V12 Vantage S the fastest production model to date, capable of 205mph, the new Sportshift III gearbox brings race-car capability to the road. The performance of the V12 Vantage S is matched only by its styling. With CC100 – inspired front grille, new lightweight forged alloy wheels and all-new interior finishes, Aston Martin has created a dramatic driving experience.

Aston Martin Edinburgh, Bankhead Drive, EH11 4DJ, 0131 442 2800

Rolls-Royce

ROLLS-ROYCE PHANTOM DROPHEAD

Rolls-Royce Phantom Drophead is a contemporary take on the timeless romance of open-top motoring. The four-seater convertible demonstrates a more relaxed side.

Rolls-Royce Phantom Drophead

ROLLS-ROYCE WRAITH

There's a sense of effortless grace and elegance about the Rolls-Royce Wraith, but at the same time something more contemporary and daring. Rolls-Royce has created a car that pushes the boundaries of design and engineering.

Rolls-Royce Wraith

Edinburgh's newly-opened Rolls-Royce showroom is on Bankhead Drive, EH11 4DJ, 0131 442 1000

Audi

THE NEW AUDI TT

The third generation Audi TT promises to be the most dynamic yet. With a host of ideas drawn from the first iconic TT template, the new model boasts exciting new technologies and refreshed exterior styling.

THE AUDI S3 SPORTBACK

For performance and practicality the Audi S3 Sportback is the obvious choice. When equipped with S tronic transmission and combined with Audi's lightweight technology, the Audi S3 Sportback can sprint from 0-62mph in 4.9 seconds while still retaining everyday comfort with the practical five-door design.

THE AUDI A8 SALOON

The Audi A8 is the understated luxury saloon. Featuring Matrix Beam LED headlights and thermal imaging cameras, the Audi A8 offers advanced technology as well as comfort and style.

Edinburgh Audi – 4 Bankhead Drive, EH11 4EJ, 0844 659 2775

Audi TT

Audi S3 Sportback

Audi A8 Saloon

ESPC REF: 338250

13 Lauder Road, Grange, Edinburgh EH9 2EN
Offers Over £1,750,000

13 Lauder Road is a substantial detached stone-built Victorian property occupying a prominent position with seven bedrooms and a number of public rooms to offer. Situated in the Grange, one of Edinburgh's finest residential locations, it is located only two miles south of the city centre. The area comprises prime period property from the Victorian, Edwardian and war years to modern and even contemporary, spread over mature leafy surroundings. EPC RATING: F

Tel: 0131 253 2279 ×7 ×5
Agent: GJ Hunter

ESPC REF: 338300

84 Inverleith Place, Edinburgh EH3 5PA
Offers Over £1,399,000

A rarely available semi-detached stone-built Victorian villa paces from Fettes College and overlooking Inverleith Park. An enviable location for any family seeking a period property within walking distance of a number of well-regarded schools, while others are a short bus ride away. An array of period features are evident throughout the house, which include some original fireplaces, ornate cornices, a superb oak staircase, leaded and stained glass and generous proportions typical of the Victorian era. EPC RATING: E

Tel: 0131 253 2260 ×6 ×4
Agent: DJ Alexander Legal

ESPC REF: 339945

Glenlinden, 1 Spylaw Avenue, Colinton, Edinburgh EH13 0LW
Offers Over £1,300,000

1 Spylaw Avenue is an exceptional and spacious six-bedroom house on three floors with extensive gardens, ample off-street parking and a traditional passenger lift. Standing in a prominent position at the corner of Spylaw Avenue and Spylaw Park within the highly regarded area of Colinton, the original house was designed by the Inverness architect, William Carruthers Laidlaw, circa 1906; a perfect piece of history to bring up at grand dinner parties! EPC RATING: F

Tel: 0131 253 2171 ×6 ×4
Agent: Simpson & Marwick

ESPC REF: 336169

5 Essex Road, Barnton, Edinburgh EH4 6LF
Offers Over £1,200,000

Enjoying a prime setting amid mature grounds, this property offers considerable scope to realise its full potential. As it stands, the gross internal floor area extends to some 450 square metres (4,800 square feet) and the flexible accommodation offers a variety of design options. EPC RATING: D

Tel: 0131 253 2279 ×8 ×5
Agent: GJ Hunter

ESPC REF: 336763

Cairn Lodge, 48 Duddingston Road West, Edinburgh EH15 3PS
Offers Over £1,100,000

Cairn Lodge is a delightful B-listed two-storey and attic detached villa, originally constructed around 1923. Built to a design by the well-known architect James McLellan Fairley, the property sits within lovely mature garden ground extending to approximately one acre, which may offer some development potential, subject to all necessary permissions. EPC RATING: E

Tel: 0131 253 2161 ×5 ×4
Agent: Shoosmiths

ESPC REF: 341721

2/11 Eyre Place, Edinburgh EH3 5EP
Offers Over £1,100,000

This most appealing penthouse occupies two floors and covers some 3,000 square feet and boasts a large decked rooftop terrace which enjoys a south and west facing sunny aspect. Communal areas are stylishly finished and set the standard for what is on offer within the penthouse itself. EPC RATING: B

Tel: 0131 253 2260 ×3 ×1
Agent: DJ Alexander Legal

ESPC REF: 339466

5c Redhall House Close, Craiglockhart, Edinburgh EH14 1JN
Offers Over £985,000

This brand new stunning detached house offers significant and extensive family accommodation of nearly 4,000 square feet. It also benefits from a detached study/office/double garage and a family room with bi-fold doors leading to a paved entertaining area and rear garden. This is a fantastic opportunity to make a new home your very own. EPC RATING: B

Tel: 0131 253 2215 ×6 ×4
Agent: Coulters Legal

ESPC REF: 342694

2 Redhall House Drive, Craiglockhart, Edinburgh EH14 1JE
Offers Over £960,000

Impressive and beautifully presented five bedroom detached villa, quietly situated within an exclusive development in the extremely popular area of Craiglockhart. Finished to an exceptional standard, the property offers flexible family accommodation over three floors. EPC RATING: C

Tel: 0131 253 2976 ×5 ×3
Agent: Pagan Osborne

ESPC REF: 337616

22 Fountainhall Road, Grange, Edinburgh EH9 2LW
Offers Over £947,500

22 Fountainhall Road is a very fine example of Edinburgh's renowned Victorian architecture with many fine features of the period. It is built over three floors and offers just over 3,500 square feet of excellent and versatile family accommodation. Additional benefits include a wonderful mature garden, a large garage, off-street parking for three cars and a conservatory. EPC RATING: E

Tel: 0131 253 2171 ×6 ×4
Agent: Simpson & Marwick

ESPC REF: 335810

21 Murrayfield Avenue, Edinburgh EH12 6AU
Offers Over £935,000

21 Murrayfield Avenue is an impressive six to eight-bedroom stone-built Victorian mid-terraced house situated on a beautiful tree lined avenue in the highly sought after area of Murrayfield. The substantial property, arranged over three floors, offers flexible accommodation with a wealth of period features, a landscaped garden and an annexe which was formerly a single and double garage. EPC RATING: G

Tel: 0131 253 2171 ×6 ×4
Agent: Simpson & Marwick

ESPC REF: 339046

30 Warriston Crescent, Edinburgh EH3 5LB
Offers Over £935,000

The opportunity has arisen to purchase a full Grade A-listed Georgian townhouse built circa 1830. The property offers a charming family home which has been sympathetically modernised by the present owners to incorporate some contemporary touches, while carefully retaining the many fine original period features. Arranged over three floors, the interiors have much to offer in terms of spacious family living. EPC RATING: D

Tel: 0131 253 2410 ×4 ×3
Agent: Hadden Rankin

ESPC REF: 333947

Belvidere, 31 Duddingston Park, Edinburgh EH15 1JU
Offers Over £835,000

An immaculately presented Victorian detached family house providing substantial and beautifully proportioned flexible accommodation over three floors. This is a fantastic opportunity to purchase a handsome and spacious family home in close proximity to the city centre which further benefits from stunning views towards Arthur's Seat and an excellent range of local amenities. EPC RATING: D

Tel: 0131 253 2328 ×5 ×4
Agent: Urquharts Property

EDINBURGH

ESPC REF: 336002

6/61 Larkfield Gardens, Edinburgh EH5 3QB
Fixed Price £845,000

This exquisite third floor Craig Penthouse located on the edge of Trinity/Inverleith area offers 2,030 square feet. This luxury three-bedroom penthouse is the location of our styled photo-shoot (see p16) and has been designed to offer the best in modern living, as can be seen by the spacious lounge which incorporates a stunning feature fireplace and generous windows leading out on to the south-facing terrace. EPC RATING: B

Tel: 0131 777 7000 ×3
Agent: Pinsent Masons ×1

ESPC REF: 342134

1 Hermitage Terrace, Morningside, Edinburgh, EH10 4RP
Fixed Price £835,000

This is a magnificent traditional terraced Townhouse boasting flexible family accommodation of considerable character and style in a quiet position, in the very heart of the popular and highly-regarded Morningside district, south of the City Centre. The property has been meticulously maintained and tastefully upgraded. EPC RATING: E

Tel: 00131 253 2964 ×6
Agent: VMH solicitors ×2

ESPC REF: 337225

15 Laverockdale Park, Colinton, Edinburgh EH13 0QE
Offers Over £825,000

Situated in Colinton this property has much to offer. Colinton is a most desirable district, located approximately four miles south-west of the City Centre. This home is a unique and rarely available villa which boasts a separately accessible and useful one-bedroom guest suite at garden level. The property occupies a quiet cul-de-sac and would make the perfect spot to get away from it all. EPC RATING: D

Tel: 0131 253 2964 ×6
Agent: VMH solicitors ×5

ESPC REF: 341140

31 Grange Road, Edinburgh EH9 1UG
Offers Over £815,000

A fantastic development opportunity has arisen within the highly regarded Grange area of Edinburgh to purchase this sizable B-listed Victorian villa. This traditional and generously proportioned semi-detached home is set over four floors and will offer luxurious and flexible family living when complete. It retains many original features, including some beautiful and ornate cornice work. EPC RATING: G

Tel: 0131 253 2925 ×4
Agent: Blackadders ×3

ESPC REF: 320828

21 Newlands, Kirknewton EH27 8LR
Offers Over £795,000

This fabulous family home offers the perfect blend of modern living and a rural lifestyle. Set within approximately one acre of mature garden ground, 'Brooklands' forms part of an exclusive development on the outskirts of Edinburgh. Surrounded by farmland, the property is ideally placed for easy access in and out of Edinburgh to the central motorway network, giving access to Glasgow, Livingston and Stirling along with ready access to Edinburgh International Airport. Nearby Balerno and Kirknewton provide everyday services, shops and schooling. EPC RATING: E

Tel: 0131 253 2723 ×5
Agent: Aberdein Considine ×4

ESPC REF: 338885

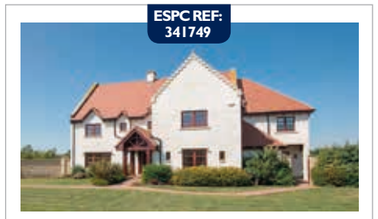
38 Great King Street, Edinburgh EH3 6QH
Offers Over £795,000

38 Great King Street comprises a handsome main door apartment on the ground & first floors of a significant Georgian building set in the heart of Edinburgh's New Town. The property retains many period features. The property boasts a grand flagstone reception hall with columns & original staircase. The accommodation comprises three large double bedrooms, a fine drawing room with adjoining sitting room, which together makes for wonderful entertaining space. EPC RATING: D

Tel: 0131 253 2171 ×3
Agent: Simpson & Marwick ×3

EAST LOTHIAN

ESPC REF: 341749



19 The Village, Dirleton, Archerfield EH39 5HT
Offers Over £910,000

This property is a light, bright and airy contemporary home with spacious rooms benefitting from high ceilings and quality fixtures and fittings throughout, with gardens extending to approximately 0.9 acres overlooking Archerfield Golf Course. Situated in an exclusive development in a sought after location with the renowned East Lothian beaches and golf courses close by as is excellent individual shopping and several restaurants and pubs within North Berwick and Gullane. EPC RATING: C

Tel: 01620 532654 ×4
Agent: Simpson & Marwick ×5
North Berwick

ESPC REF: 341765

Milton Lodge, 1 Strathearn Road, North Berwick, East Lothian EH39 5BZ
Offers Over £795,000

Milton Lodge offers a unique opportunity to purchase a period property in a sought after location on the West side of town with sea views, secluded gardens and a one bed garden cottage annex. This substantial home is presented in excellent condition throughout and offers the opportunity for extended family living. The accommodation benefits from period features and has an open outlook. EPC RATING: E

Tel: 01620 532654 ×5
Agent: Simpson & Marwick ×4
North Berwick

ESPC REF: 335266

13 The Village, Archerfield, Dirleton, East Lothian EH39 5HT
Offers Over £780,000

A superb five-bedroom detached house built by CALA in 2008, located within Archerfield itself, offering an excellent living environment with a golf course, woodland walks and Yellowcraigs beach nearby and social membership at Archerfield Golf Course Clubhouse for the proprietor. The property benefits from a triple detached garage and sunny, well-maintained gardens. The flexible and spacious living accommodation on two levels would make the ideal family home near the seaside. EPC RATING: C

Tel: 01620 532654 ×5
Agent: Simpson & Marwick ×4
North Berwick

85 George Street, Edinburgh EH2 3ES
Offers Over thousands of homes

This property itself is not for sale, but does have thousands of homes on display across Edinburgh, the Lothians and Fife. As well as making it even easier to find your dream home, the showroom has an Ask The Experts service. You can talk to solicitors, financial advisers, architects, interior/exterior designers or ask one of the staff which areas might be best for you. The service is free and is designed to make moving home that little bit easier.

ESPC REF: 340068

Ugston Mill, Spittalrig Farm, Haddington, East Lothian EH41 3SU
Offers Over £725,000

Ugston Mill is a delightful five-bedroom detached cottage with enclosed gardens extending to approximately three-quarters of an acre and a large separate barn. The cottage has been sympathetically extended by the current owners to provide flexible split-level accommodation with the majority of rooms overlooking the lovely gardens. Situated in a rural location yet within easy reach of Haddington, the East Lothian coast and Edinburgh either by car or train from nearby Drem. EPC RATING: E

Tel: 01620 532654 ×5
Agent: Simpson & Marwick ×2
North Berwick

ESPC REF: 335844

3 Priory Gate, North Berwick, East Lothian EH39 4SA
Offers Over £720,000

This is an outstanding new-build home benefitting from quality fixtures and fittings throughout, with high ceilings and spacious rooms giving a light and airy feel. There are large gardens to the rear fully enclosed with stone wall and fencing offering great levels of privacy with mature planting and a bespoke tree house, a single attached garage with electric door and paved drive. EPC RATING: D

Tel: 01620 532654 ×5
Agent: Simpson & Marwick ×3
North Berwick

ESPC REF: 333299

7 Hillhead, Bonnyrigg EH19 2AJ
Fixed Price £899,995

An imposing and elegant C-listed detached Georgian house sympathetically extended to provide a substantial and elegant family home within delightfully picturesque gardens. Viewpark is a superb sized and elegant detached Georgian villa which dates back to the 1820s. Set back within beautifully maintained gardens, circa 0.62 of an acre, there is a lengthy gravelled driveway to the front which leads to the side courtyard which has a single garage, workshop/garage and outbuilding plus wood shed. EPC RATING: F

Tel: 0131 253 2512 ×6 ×5
Agent: Johnson Legal

ESPC REF: 337693

Old Golf House, Newbattle, Midlothian EH22 3LX
Offers Over £850,000

This elegant and generously proportioned stone-built detached villa with the main part of the house dating back to around 1680 and once having been the club house of Newbattle Golf Club. The accommodation since then has been carefully extended and offers particularly flexible accommodation of considerable character, with fine period features. EPC RATING: E

Tel: 0131 253 2263 ×6 ×5
Agent: McEwan Fraser Legal

ESPC REF: 337541

Pentland Grove House, 14 Seafield Moor Road, Roslin, Bilston EH25 9RQ
Offers Over £815,000

Pentland Grove is a classic country house dating back to circa 1820 which today provides excellent family accommodation over two floors. Many of its fine period features have been retained. The house is entered via a recently renewed glazed porch leading to the main front door which in turn brings you into the main reception hall with its tessellated floor, where an impressive staircase leads to the first floor. EPC RATING: F

Tel: 0131 253 2171 ×4 ×5
Agent: Simpson & Marwick

ESPC REF: 328499

St Mary's Manse, Musselburgh Road, Dalkeith, Midlothian EH22 1BU
Offers Over £799,995

St Mary's Manse is an exquisitely presented traditional stone-built manse, dating from around 1800. The manse has been lovingly restored and returned to its former glory by the current owners, set behind an 8ft stone wall and situated within half an acre this peaceful setting is ideally placed for lazy days in the garden. The manse is offered to the market in true walk-in condition. Superbly and sympathetically renovated by the current owners yet maintaining many period features, including full height sash and case windows, ceiling roses and cornicing. EPC RATING: F

Tel: 0131 253 2263 ×6 ×5
Agent: McEwan Fraser Legal

ESPC REF: 339516

24 Newlands, Kirknewton EH27 8LR
Offers Around £785,000

Super modern detached family villa situated within an exclusive residential cul-de-sac in the semi-rural location of Kirknewton. The property has been well maintained throughout and offers flexible living accommodation. The property has a lovely outlook over woodland farmland with distant views to the Firth of Forth. The property benefits from double glazed windows, underfloor heating on the ground floor, high levels of insulation, state of the art computer network and TV cabling. Whole house vacuum system. The property has been finished to a good standard throughout. EPC RATING: C

Tel: 0131 253 2886 ×5 ×5
Agent: Balfour+Manson

ESPC REF: 342649

New Esk House, 6 Elm Row, Lasswade EH18 1AQ
Offers Over £765,000

This beautiful home is set in a delightful private walled garden enjoying lovely views over the park to the River Esk. Laid mainly to lawn, with shrub borders, it has two features which lend significant character – a very well-established and scarce Monkey Puzzle tree and an extensive paved terrace. This is complemented by a further fenced and monoblocked parking area which can accommodate three cars in addition to the triple garage/workshop accessed to the side of the house at basement level. EPC RATING: E

Tel: 0131 253 2726 ×6 ×2
Agent: Sturrock, Armstrong & Thomson

ESPC REF: 335109

Montague Guest House, 21 Murray Park, St Andrews KY16 9AW
In the region of £975,000

Impressive Victorian townhouse operating as a guest house situated in the highly sought after historical town of St Andrews. The property, which is full of charm and character, comprises: entrance vestibule, reception hallway, guest dining room/open plan to lounge, modern fitted breakfasting kitchen, office, boiler room/WC, laundry room and eight bedrooms all with en-suite facilities. EPC RATING: F

Tel: 01592 332063 ×9 ×2
Agent: Clarkson Hamilton Ltd

ESPC REF: 342299

Shawsmill House, By Kirkcaldy KY5 0AN
Offers Over £850,000

This magnificent property sits approximately five miles to the north west of Kirkcaldy Town Centre on the "Torbain Road", leading to Dundonald and Lochgelly. The property has been comprehensively extended within the last 15 years and is finished to the highest standard throughout. The property is unique and early viewing is highly recommended. EPC RATING: D

Tel: 01592 332482 ×4 ×5
Agent: Charles Wood & Son

ESPC REF: 335336

The Oaks, 52a Carnock Road, Dunfermline KY12 9NT
Offers Over £800,000

The Oaks is a beautiful example of an individually designed modern family villa built on a 1.25 acre plot offering modern living surrounded by rural countryside. The property has been individually designed to provide flexible family living and is presented to the market in immaculate decorative order both inside and out. Dunfermline is a modern city offering all the attractions and facilities you would expect and what better place to be based in there than this fine property in Carnock Road. EPC RATING: C

Tel: 0131 253 2263 ×5 ×4
Agent: McEwan Fraser Legal

ESPC REF: 335410

11 East Bay, The Shores, North Queensferry KY11 1JX
Offers Over £800,000

This is a stunning detached executive villa situated in the popular residential area of North Queensferry with its own private beach. Internally the generously proportioned family-sized accommodation is in excellent order throughout and is in move-in condition. North Queensferry is a delightful village located upon Fife's most southerly point. It lies only 10 miles from Edinburgh, making this an ideal commuter base for those travelling to the city. EPC RATING: D

Tel: 0131 253 2263 ×5 ×4
Agent: McEwan Fraser Legal

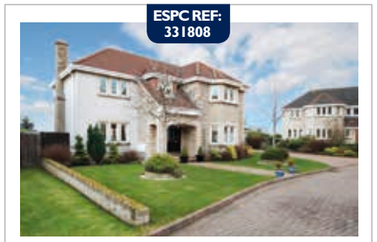
ESPC REF: 338402

Woodside, Glen Road, Peebles EH45 9JF
Offers Over £775,000

A most impressive traditional detached house set within approximately 1.08 acres of superb garden grounds in a quiet residential area yet only minutes from the town centre and all local amenities. The property is presented in immaculate condition with care and attention being given to every detail, showing much of the fine period features evident throughout. EPC RATING: D

Tel: 01721 532062 ×6 ×3
Agent: Blackwood & Smith

ESPC REF: 331808



19 Carlingnose Way, North Queensferry, Fife KY11 1EU
Offers Over £750,000

With Part Exchange available, 19 Carlingnose Way has added appeal over and above being a superior detached executive villa. This immaculate family home is situated upon a most desirable plot towards the head of a secluded cul-de-sac setting. The property has been well maintained over the years by the present owners and is presented to the market in immaculate decorative order both inside and out. EPC RATING: D

Tel: 0131 253 2263 ×4 ×4
Agent: McEwan Fraser Legal

~ MY EDINBURGH ~
BRIAN GRIGOR

In this issue, Premier Living puts the focus on Brian Grigor, Head Chef of Number One at The Balmoral

SINCE STARTING on the very bottom rung of the ladder some 15 years ago, Brian Grigor has put his heart and soul into Edinburgh's Balmoral hotel. Today, as Head Chef of its Michelin-starred Number One Restaurant, he clearly takes huge pride in welcoming guests to the city and presenting the very best that Scottish cuisine has to offer.

"For a long time Scottish food had a reputation for not being the best and maybe 10 years ago, that might have been true in most places," says Grigor. "But Edinburgh today is full of good restaurants, and I'm not just talking about the five Michelin-starred kitchens. We've noticed a lot of people – dedicated foodies from all over the world – now come to Edinburgh specifically to work their way around the top restaurants. It's a destination."

Grigor sees Number One as being a key part of that story, and as a standard bearer for quality Scottish produce.

"I definitely feel a responsibility for ensuring visitors to the city experience the best we have to offer," he says. "Many guests will already know about Scottish beef and seafood, so those will always be the staples of our menu, and we only source the very best."

For Grigor personally, this means building relationships with suppliers locally and throughout Scotland – from meeting farmers and fishermen, to taking part in the annual "glorious 12th" August grouse hunt (and serving the results that very evening).

"To get the best, it's important to have that personal connection with the food and the suppliers," says Grigor. "For example, the farmer who supplies our beef will often also send down soft fruit from the neighbouring farm when it's perfect. We try to work with people who have the same kind of pride and passion as we do."

Living in Newhaven, Grigor describes himself as "an Edinburgh boy, born and bred" and still enjoys exploring the city and its surroundings.

"I love Stockbridge – it feels like it has real energy, like there's always something happening there," says Grigor. "If I want to get away from the city centre though, I'll take my daughter out to Cramond and cycle up and down the front or fly a kite.

"It's sometimes easy to forget how lucky we are here. But meeting guests from around the world and hearing about their experiences and impressions really brings that home." PL

To make a reservation at Number One. or The Balmoral, call 0131 556 2414, or visit roccofortehotels.com