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**MAIN OFFICE**  
ESPC, 90a George Street,  
Edinburgh EH2 3DF  
T: 0131 624 8000

### EDITORIAL & DESIGN

Editor: Lisa Venter  
Design and production:  
Debra Johnson, Richard Croasdale

### ADVERTISING

ESPC Media Sales:  
Claire Boulton, Moyra Vivian  
Tel: 0131 624 8872  
email: premierliving@espc.com

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## THE PREMIER LIVING CLUB



# Join our new exclusive club


If you haven't heard already, an exclusive new club is open to members. As a reader of *Premier Living* magazine, you can join this prestigious members-only portal to get news on luxury offerings, lifestyle trend reports, ESPC Fine & Country properties and the best retail products.

You can join the *Premier Living* Club by visiting us online. We'll then sign you up to our exclusive newsletter based on your interests and then you just have to sit back and let us come to you with all the latest news from Edinburgh's social scene.

You'll be invited to *Premier Living*

Club competitions and events where you can socialise, while also taking advantage of promotions from the most exclusive shops and boutiques and most stylish bars and restaurants. Our first competition will be courtesy of luxury hotel, Missoni. Dinner, followed by a stay for two in one of their stylish suites, is an irresistible prize, so join the club now to enter.

Our website will be updated regularly with news from our sponsors, as well as Editor's Picks and interesting reads. If you enjoy *Premier Living* magazine, then the *Premier Living* Club will be right up your street.

 **Website link: For more details or to sign up, visit Premier Living online at [espc.com/premier-living-club](http://espc.com/premier-living-club)**



## Welcome

**COME ON IN!** It is an exciting time of the year for the team here at *Premier Living*. We've been busy working away to produce a new look and feel for our seasonal magazine. The outcome of this is a glossy coffee table publication which will have you picking it up time and time again. While we're still the number one magazine for premier style properties, we're also a great source for the latest premier lifestyle trends. We're exploring all of Edinburgh and the surrounding area to let you know what's new.

We have a great line-up of lifestyle, news and property reads for you to enjoy. We really delve into aspects of Edinburgh culture in this issue by focusing on our Italian heritage, so be sure to indulge in some foreign flair with us as we discover furniture, food and all things Italy. "Vivi bene" ("live well") as they say in Italy.

Without giving too much away, we also bring you a focus on stylish Stockbridge, the latest high-end retail products, interior trends, hottest properties and even reviews of a few restaurants and bars that you may not be aware of yet.

You'll also find a fantastic competition just for our *Premier Living* readers: an unmissable opportunity to win a three-month membership of the luxurious Guerlain Spa at Edinburgh's Waldorf Astoria. Oh and you'll not want to miss this – we have a brand-new *Premier Living* Club which you can join. This exclusive club membership will bring you monthly updates on all the latest trends, event updates and greatest offers which will keep updates on all things Premier. Find out more or join our club by visiting [espc.com/premier-living-club](http://espc.com/premier-living-club).

Don't forget to browse through our latest property listings at the back of this issue!

**Lisa Venter, Premier Living Editor, ESPC**

## About our magazine...

ESPC's *Premier Living* has been given a bit of a makeover since the last issue but it is still the great magazine that our readers know and love. 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 our Media Sales department on 0131 624 8872 or email [premierliving@espc.com](mailto:premierliving@espc.com)







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# Number one for high-end property...

ESPC is No.1 for property across East Central Scotland and accounts for £1.5 billion of sales per annum, dealing with more than 10,000 properties a year and commanding nearly 90 per cent of the residential market in Edinburgh alone. Partnering with Fine & Country provides a unique and powerful marketing package for sellers in the area to benefit from, which includes exposure through both ESPC and Fine & Country marketing channels.

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**Find out more about this exclusive new marketing offering by visiting [espc.com/fine](http://espc.com/fine)**

## AND ALSO...



### A truly premier property

Our feature property in this issue is a beautifully renovated Victorian family home, close to the city centre with a view of Arthur's Seat. Boasting five large bedrooms and several spectacular public rooms, this really is a property designed for modern family living, but with a distinctly Victorian sense of proportion. *Premier Living* met the developer and discussed his approach to quality and style.

**More on this on page 26**



### And here's our lucky competition winner

Well done to Ms Eileen Martin of Ravelston, who won last issue's competition for a luxurious spa experience for two at Stobo Castle, Peeblesshire. We hope you have an amazing time Eileen!





# MUST VIEW

*A beautiful lochside house  
with an unforgettable view*

Set within 27 acres of its own land, including a private fishing loch, The Tower House in West Linton is a unique, contemporary country property. Tranquil and charming, it offers far-ranging vistas over the surrounding countryside and good access to Edinburgh.

The Tower House, Macbiehill, West Linton, EH46 7AZ. Priced at offers over £1,000,000 through Pagan Osborne.

 For more information call 0131 624 6205  
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Price and availability correct at time of distribution. Photography represents a typical Miller Homes exterior and interiors at Graysmill.





## PREMIER TRENDS

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

There are a few key trends to keep in mind when picking new furnishings:

- **ALPINE:** achieve serenity with shades inspired by alpine landscapes
- **FLINT:** step back in time and pick pebble greys and whites
- **CLASH:** clash colour and texture



- 1 Neon Bird on Branch Linen Cushion. £29, available from Oliver Bonas (45a Hanover Street, Edinburgh, EH2 2PJ, 0131 226 6809, [oliverbonas.com](http://oliverbonas.com))
- 2 West Hampton Marble tile. £22.79 p/tile, available from Fired Earth (29 Castle Street, Edinburgh, EH2 3DN, 0131 220 2611, [firedearth.com](http://firedearth.com))
- 3 Ploum – Large sofa. £4,239, available from Ligne Roset (912-14 Jeffrey Street, Edinburgh, EH1 1DT, 0131 555 0100, [ligne-roset-edinburgh.co.uk](http://ligne-roset-edinburgh.co.uk))
- 4 Crackle Wall Paper by Andrew Martin £69.90, available from John Lewis (St James Centre, Edinburgh, EH1 3SP, 0131 556 9121 [johnlewis.com](http://johnlewis.com))
- 5 Vitra Yanagi Butterfly Stool. £560 available from John Lewis, as above
- 6 London Clay No. 244 paint. Price varies on finish and quantity, available from Farrow & Ball (20 North West Circus Place, Edinburgh, EH3 6SX, 0131 226 2216, [farrow-ball.com](http://farrow-ball.com))



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# SUITE SALVATION

*In period properties where space is at a premium, retrofitting an en-suite shower or bathroom can call for inventive uses of space*



Illuminated mirrors add soft, even light

## A SENSE OF PROPORTION

The high ceilings found in many of Edinburgh's period properties may seem like an advantage in an enclosed space, but in practice they can accentuate limited floorspace, making the room feel unnecessarily claustrophobic. Consider dropping the ceiling and using the space to install more appropriate lighting.

## LIGHTING

Often with little or no natural daylight, illuminating your en-suite correctly is crucial to creating a sense of space. At a basic level, halogen or LED downlighters can mimic daylight and illuminate those dark corners. Particularly in a small space though, extra diffused lighting can make a big difference.

This stylish landscape mirror (pictured) from Ottimo features reflected light sources top and bottom, providing soft and flattering illumination without casting shadows. Price on request (44 Queen St, EH2 3NL, 0131 226 4750, ottimolighting.com).

## MATERIAL WORLD

The materials you choose will have an enormous impact on the sense of space. Mirrors and reflective finishes on cabinets and tiles can add the impression of a larger space.

In rooms with a modern decorative feel, try using frosted glass to partition off the en-suite. As well as letting in more natural light, a glass partition does not feel as substantial as a solid wall, reducing the sense of being shut in.



The Artelinea range provides space-saving storage

## STORAGE

Don't make the mistake of assuming that, because the space is smaller, your storage needs will be too – nothing ruins clean, calm tranquility like a parade of bottles, lotions, treatments and tubes.

"Fitting slim line furniture, from manufactures such as Artelinea (pictured), will mean you can still have storage space for all your products and towels while not filling the area," says Gavin Derighetti, Director, Victor Paris bathrooms (178 Dundee St, EH11 1DQ, 0845 607 6944, victorparis.com).

"Matched with smaller wash hand basins and wall-hung short projection toilets, from designers such as Phillip Starck, you can save space without sacrificing style."

## MADE TO MEASURE

Ultimately, getting the best from a small bathroom is not a one-size-fits-all challenge,

so calling in the services of a professional bathroom designer may be a good investment.

Johnny J Bacigalupo, Managing Director of Napier Bathrooms & Interiors (30 Canonmills, EH3 5LH, 0131 556 6166, napierinteriors.co.uk), says: "It is incredible what can be achieved by putting your trust in professional bathroom and shower room design, rather than spending your life looking for off-the-peg solutions online.

"Over the years, we have managed to use various products from various manufactures, placed together to offer our clients absolute solutions to space challenges. We have, in the past, ordered a tray from one manufacturer, an enclosure from another, adapted them and placed them together to work the space with perfect results." **PL**

Find more great advice online at [espc.com](http://espc.com)



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# The art of art buying

*From fairs to galleries and auctions, there are a number of ways of picking up an investment that also enlivens your home*

**BEAUTIFUL, ORIGINAL** art can really transform a space, providing a focal point or decorative balance, as well firmly stamping your own aesthetic taste on a property. But even for those who appreciate good art, identifying and acquiring the perfect piece with confidence can be time-consuming and stressful.

Art fairs are a great way to narrow down your selection. We, in the capital, are fortunate to have Scotland's largest on our doorstep each year, in the form of the Edinburgh Art Fair, which brings together 60 galleries from around the world to exhibit at the Corn Exchange (01875 819595, [artedinburgh.com](http://artedinburgh.com)).

Visitors can view the work of thousands of professional artists, in a relaxed setting, says the fair's Director, Andy McDougall.

"The Art Fair breaks down barriers, welcoming first time buyers, professional dealers and avid collectors equally in a friendly, non-intimidating environment," he says.

And it's not only paintings on display. There are also sculptures, glass, ceramics and original prints, and if you have any budding artists in the family they can even come along to try out a painting or printmaking workshop for themselves.

CONTINUED ON PAGE 14



# Edinburgh Art Fair

15th - 17th November | Edinburgh Corn Exchange



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## ART AUCTIONS

# BUYING ART AT AUCTIONS

## THE DOS AND DON'TS

- Never bid without viewing, unless you are an expert.
- When viewing, try not to get too excited if you have spotted a bargain – it may alert others.
- Ask for a condition report – this will bring to your attention any problems with the item.
- Decide on the amount you are prepared to pay, determine your upper limit and stick to it – a good auctioneer might try and cajole you to carry on a bit further.
- Remember the hammer price has VAT and commission added to it.
- On arrival, register at reception where you will receive a paddle with a number on it.
- You will need proof of identity and a credit card.
- Don't worry – a sneeze, a nod, or a wink will not be seen as a bid. On your first bid it is best to wave your paddle in the air to attract the attention of the auctioneer.
- Etiquette demands that once he has taken your bid he will stay with you until you drop out, which you should indicate by shaking your head.
- Remember in the early stages that you may be bidding against the owner's reserve and against bids left "on the book".
- Calm and cool are the watchwords.



CONTINUED FROM PAGE 12

"The advantage of an art fair is that you can spend an entire day wandering around, getting ideas and taking your time over any purchases," explains McDougall.

Edinburgh is also well served by a number of excellent independent galleries, including the Laurel Gallery in Stockbridge, which stocks mainly original contemporary Scottish art and crafts, from newcomers to established artists (see page 36).

Although potentially less relaxing, auction houses can be a great place to pick up interesting works at a great price.

Nick Curnow, Managing Director and Head of Pictures at Edinburgh auctioneers Lyon & Turnbull (33 Broughton Place, EH1 3RR, 0131 557 8844, [lyonandturnbull.com](http://lyonandturnbull.com)), says the key is to keep a clear head.

"Take your time," he says. "Regardless of price, the important thing is that you have to live with the piece you buy."

"Decide on a price you are happy to pay and stick to it, try not to get too carried away in the sale. And don't forget that there is commission to add to the hammer price of about 25 per cent."

As well as bringing your home to life, there is always the potential of discovering an emerging artist whose work will appreciate in value over time.

Regardless of price, the important thing is that you have to live with the piece

In 1963, for example, Florence Barron commissioned a work by up-and-coming artist Andy Warhol, paying just \$1,600. The painting sold in 2011 for \$38.4 million.

But even if you don't unearth a future Warhol, a recent study by the investment bank JP Morgan found that over long periods of time, art prices have not only kept pace with inflation but have outperformed global stock and bond markets over certain periods.

The Mei Moses World All Art Index, for example, has outperformed international equity markets over the last 10 and 15-year time periods, helped in part by a relatively soft correction during the 2008 economic crash and a quicker recovery.

But can art work as an investment?

"Yes it can, but don't expect to make a fast buck," says Curnow.

"Remember, artists and styles go in and out of fashion, so picking the next 'big thing' is difficult and can be dangerous. Buy something you like and can live with hanging on the wall." **PL**



**ONES TO WATCH**

# KEEP AN EYE ON THESE TALENTS

Andy McDougall, director of the Edinburgh Art Fair, highlights three key artists

**JOHN PIPER**

John Piper was born in Salisbury, Wiltshire, in 1946 and now lives near Land's End where he is influenced by its moors, cairns, headlands and cliffs. He applies paint in layers, often with deeply etched lines allowing contrasting colours to show through.

**Stormy Skies** is an oil painting on board, 30 x 30cm and is priced at £600

**JIMMY LAWLOR**

Born in Wexford in 1967, Jimmy Lawlor now lives and works in Mayo. His work derives its inspiration from his pastoral surroundings, and he presents familiar scenes of rural Ireland: the people, towns, landscapes and animals, but with a humorous twist.

**Pup Fiction** is an oil on board, 30 x 30cm and is priced at £3,000

**RAY LONSDALE**

Durham-based sculptor Ray Lonsdale has work on display in public places throughout northern England. This piece, of two life-size figures sitting on a bench, is made of Corten steel, which turns a rusty red when exposed to the elements.

**Relative Treats** is a sculpture and is priced at £18,000

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*Upholstery and drapery can make or break a room, so stylish, enduring design is crucial. Fast fixes are inadvisable, as they will quickly look tired – seek longevity in interior fabrics and furnishings and they will reward you through the years*



Parisian Pierre Frey also do good velvets in animal print, available through Remus Interiors (16B Stafford Street, EH3 7AU, 0131 225 6773, [remusinteriors.com](http://remusinteriors.com)). Its Milawi and Kiwayu fabrics evoke zebra and giraffe. Use sparingly for seats or curtains.





**GP&J BAKER**, available through Jeffreys Interiors (8 North West Circus Place, EH3 6ST, 0131 247 8010, [jeffreys-interiors.co.uk](http://jeffreys-interiors.co.uk))



**PIERRE FREY MILAWI NOIR**, available from Remus Interiors (168 Stafford Street, EH3 7AU, 0131 225 6773, [remusinteriors.com](http://remusinteriors.com))

#### BLUE IS BACK

Ask anyone: Blue is the colour *du jour*. Colefax & Fowler's new collection features strong shades of blue. Its rich Tennyson embroidery fabric comes in a deep indigo, suitable for heavy drapes and available through Ampersand Interiors (73 Dublin Street, EH3 6NS, 0131 557 6634, [ampersandinteriors.co.uk](http://ampersandinteriors.co.uk)).

GP & J Baker is also doing blues in shades from aqua to petrol. The company's iconic Nymphæus design is a strong linen suitable for curtains or upholstery.

#### TIE-DYE GROWS UP

The colourful combination beloved of crafty and hippy types is infiltrating interiors. Of course, ombré effects have been seen in fashion and beauty trends in previous seasons. Don't be alarmed, these aren't garish multicolours, but subtle gradations of a single hue. Try the Designer Guild's Savine fabrics for elegantly dip-dyed linen, in shades from this season's cobalt and indigo to fushias and jade. Available from Kudos Interiors (155 Grahams Road, FK2 7BQ, 01324 612855, [kudos-interiors.co.uk](http://kudos-interiors.co.uk)). **PL**



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**DE GOURNAY SILK EARLHAM WALLCOVERING**, starts at £490/panel (915m wide), through Remus Interiors, (16 B Stafford Street, EH3 7AU, 0131 225 6773, remusinteriors.com)



**ISLE MILL TWILLS**, available through John Lewis (St James Centre, EH1 3SP, 0844 693 1740, johnlewis.com)

### WARMING WEAVES

You can't beat wool for warmth and cosiness. While it's less suited to hanging as a wall covering, it can be used to great effect to heat up your feature wall. Sally Holman suggests stretching weaves across hanging panels to create the wool covering. The Isle Mill produce beautiful Scottish woven fabrics in prints, plaids and anything but plain block colours.

# SURROUNDED BY LUXURY

Walls may protect you from the Edinburgh winter, but that's no reason to let them constrain you creatively too. So, why not ditch the usual humdrum choice of wallpapers and consider using fabric to surround yourself in sheer sumptuousness?



**PHILIP JEFFRIES EXTRA FINE ARROWROOT COVERINGS**, available exclusively to the trade, through Robertson Lindsay (0131 556 2097, robertson-lindsay.com)

### THE NATURAL LOOK

For anyone averse to colour or print, natural grasscloths are the perfect way to add interest to your walls. A textured base is an easy way to make a monotone environment more interesting, so if beige is your thing, build tonal layers, starting with beautiful and natural woven walls.



**ZOFFANY SILK EFFECT WALL COVERING**, from £48/m, through Jeffreys Interiors (8 North West Circus Place, EH3 6ST, 0131 247 8010, jeffreys-interiors.co.uk)

### UTTERLY OPULENT SILKS

Luxurious and lustrous silk is again being used to adorn the finest walls. De Gournay silks offer the last word in exclusive, high-end wall coverings (top left). Take care though, these delicate silks will need to be hung by skilled professionals and probably aren't suited to a room with high traffic. For a more affordable silk effect, try the Zoffany range.



## ASK THE EXPERT



Jacqueline Fiskien is Design Director of Ampersand Interiors at 73 Dublin Street, Edinburgh. Contact: 0131 557 6634 and [ampersandinteriors.co.uk](http://ampersandinteriors.co.uk)



## The well-balanced room

One of the trickiest challenges when re-decorating a room is how to achieve a scheme that is harmonious but which also has personality. The challenge is one of balance – tilt too much in one direction and you have, at best, a tastefully bland room (it is possible to be pale and uninteresting). Too much in the other and it's the 'magpie effect' – lots of competing, look-at-me flourishes.

A good designer has a wealth of knowledge of materials and how to use them effectively to achieve this happy equilibrium. There is a huge range of sumptuous plains available and so my current favourites to offset these are:

- **Jonathan Adler's Utopia collection from Kravet.** Linens and weaves featuring bright colours, modernist forms, bold graphic patterns and embroidery.
- **The Jackson collection from Larsen.** Splashes of uplifting colour feature throughout the 1950s-inspired designs of this arresting collection.

These vibrant fabrics are contenders for cushions or blinds as accents to balance a neutral scheme with a bit of punch. But do not overlook the effect of using a large bold print on a small decorative chair, for example. Never be inhibited by the scale of a piece when selecting the scale of the pattern to cover it.

Or for impact in your window treatment balance something like acid-toned, geometric patterned curtaining with pale walls and upholstery – linked with similarly colourful but simpler accessories. A crucial tip is to match the wall colour to the background of the curtains. This also works for more traditional patterning such as Marchwood from Colefax & Fowler: A cool, linen-matched paint colour or plain wallpaper allows the wonderful embroidery to sing and creates a beautifully balanced scheme.

Remember, as they say, there is no right or wrong – just good taste and bad!

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# TIME TO TALK

Stand out from the crowd with our roundup of the most eye-catching timepieces on the market

01

**BELL & ROSS AVIATION  
BR-0394 HERITAGE**, £3,950 from  
Rox (54 George Street, EH2 2LR,  
0131 541 2209, rox.co.uk)



02

**ROLEX GMT MASTER**,  
£5,950 from Laing (25 Frederick  
Street, EH2 2ND, 0131 225 4513,  
laingthefjeweller.com)



03

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04

**LADIES DIAMOND RIBBON**, Ref. 4968G,  
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enquire for price (87 George Street, EH2 3EY,  
0131 225 4898, hamiltonandinches.com)



# FOR PEACE OF MIND, OPT FOR SPECIALIST ADVICE

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The rise of 'price comparison' websites has arguably created a false impression that all home insurance policies are basically the same, and that 'getting good value' equates to getting the best price.

The reality is very different, particularly if you own a higher value property – usually defined as subject to a rebuild cost of more than £500,000. Price is only part of the picture, and getting good value means finding a balance between price, protection and personalised service. That is, while the cheapest standard policy may be adequate for the average three-bedroom home, it may be a false economy for higher value homes.

In particular, the risks to your home and contents may be more

diverse, the potential losses more significant and the process of replacement or repair more involved – especially if you own expensive jewellery, fine art, antique or bespoke furniture. As a result, you will almost certainly need the kind of tailored protection that standard household policies simply do not offer. You also need to be sure that you have adequate insurance cover in place to protect the full value of your property and its contents.

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# TALKING ITALIAN

*From the height of fashion, to cutting-edge motoring, to mouth-watering cuisine, the Italian influence is clear to see in Scotland's capital*

Italian design has long been a byword for high quality in the world of fashion, furniture, food and automotive excellence. But you don't have to go to Milan for the latest fashion or Bologna for the perfect ragù alla bolognese, as Edinburgh already hosts the best that Italy can produce.

Although Italy's global designer brands are found in capital cities around the world, Edinburgh has a more personal relationship with Italy thanks to the influx of Italian expatriates who've left their homeland to settle in Scotland over the past 100 years.

Many of their descendants are still thriving today, running cafes, restaurants and other businesses, particularly in Glasgow and Edinburgh.

One of those second generation Italians who has become synonymous





with the Scottish-Italian community in Edinburgh is Mary Contini, who, with husband Philip, runs the family's delicatessen and restaurant business Valvona & Crolla.

The company was established in 1934 on Elm Row in Leith, where many Italian families settled, and originally supplied equipment to the burgeoning fish and chip ("pesce e patate") cafe and ice cream businesses that Italians established in Scotland.

**M**ary and Philip have diversified from the original Valvona & Crolla business and now manage the award-winning Caffé Bar delicatessen and restaurant, Vin Caffé Ristorante in the fashionable Multrees Walk and delicatessen food halls in Jenners, House of Fraser, in

Edinburgh and at Loch Lomond Shores.

Mary added: "We pride ourselves in providing genuine Italian products, particularly our balsamic vinegars from Modena and our olive oils, which are bought annually from new harvests and kept for only a year. I think we are quite unique this way in Scotland."

As you would expect from its Italian community, Edinburgh is well catered for by Italian eateries, from great value cafes to high-end restaurants, such as the stylish Cucina at Hotel Missoni, owned by the famous Missoni fashion family.

Other restaurants that have built up a loyal following for the quality of their food and their regional specialities include Caffé Centro in George



Italian fashion from Harvey Nichols, top to bottom: 1. Red Valentino dress, 2. Moschino dress, 3. Caractère jacket and 4. Red Valentino shoes

CONTINUED ON PAGE 24



CONTINUED FROM PAGE 23

Street, Old Town favourite Ecco Vino wine bar, as well as La Partenope, Nonna's Kitchen, Locanda di Gusti, Divino Enoteca and Centotre.

Those interested in capturing that Italian culinary magic can also take cookery lessons at many of the Italian restaurants, such as Valvona & Crolla or at Hotel Missoni's Cucina restaurant in the new town.

The Missoni family are also internationally famous for their unique brand of designer knitwear which, along with other famous Italian brands such as Dolce & Gabbana, Bottega Veneta and Balenciaga, are found in Edinburgh's shrine to fashion: Harvey Nichols.

The store has just opened its first Gucci concession, providing the biggest selection of designer leather bags, boots and shoes in Scotland, straight from the catwalk.

Sarah Miller, personal shopping consultant, says there are some fabulous new lines of Italian fashion to explore, in addition to the well-known brands.

She says: "In menswear, we have Pal Zileri – an exciting made-to-measure range for men, which is very current and masculine, but has classical Italian tailoring. You can pick your own Italian fabrics and, once you are measured up, the suit is made in Italy and ready in four to six weeks. The quality is fantastic."

For ladies, Sarah recommends discovering the classic elegance of leather and suede footwear from Tod's, the exciting bold prints and textiles of Peter Pilotto and the Dolce & Gabbana collection, with its simple lines and exquisite detailing.

But Italy's most iconic brand arguably remains Ferrari's 'prancing horse', which – along with its stable mates such as Maserati and Lamborghini – has kept Italian sports cars ahead of the pack for many decades.

Sytner in Fort Kinnaird has the Edinburgh franchise for these motoring thoroughbreds. Brand Manager Chris Sainsbury says that Ferrari enthusiasts are attracted by the continued development of the engines and technology, which is often adopted from innovations in Formula One.

"Ferrari is an exciting marque because they totally reinvent their car designs every five years," he says. "The big-selling models include the California for day-to-day driving – the first Ferrari Gran Turismo with a mid-front 8-cylinder engine – and the V8 4.5-litre 458 Spider for some weekend fun.

Italian theatre, film and music also have a high profile in Edinburgh, thanks in no small part to the work of the Italian Cultural Institute, which promotes the Italian language and art projects in Scotland. It organises regular cultural events and helps to showcase Italian arts by bringing musicians, artists and film makers to Scotland to participate in numerous festivals, from jazz to story telling, as well as its own annual Italian Film Festival.

The institute is also very active in the Fringe Festival, having this year brought 19 different productions to the capital.

Director Stephanie del Bravo explained the aims of the Institute: "We are striving to reinforce a dialogue between Italian and Scottish institutions, not just for those with Italian heritage, but for everyone in Scotland, so they can appreciate and enjoy the arts and culture from Italy."

Mary Contini is proud of her Italian heritage, but equally happy about being Scottish, and believes the two cultures are similar.

She finishes: "Italians are very gregarious, excitable and have a great passion for life, and so are the Scottish people who are open and friendly – so I think we are kindred spirits." **PL**

Once you are measured up,  
the suit is made in Italy and  
ready in four to six weeks

## ITALIAN DESIGN



*Julian Darwell-Stone provides a comment on Italian furniture and product design and notes its presence close by, here in Edinburgh. The Managing Director of Tangram, the leading experts in contemporary furniture and interiors, and Director of Ligne Roset Edinburgh. Further information at [tangramfurnishers.co.uk](http://tangramfurnishers.co.uk) and [ligne-roset-edinburgh.co.uk](http://ligne-roset-edinburgh.co.uk)*

# High end for home or hotel

Many in Britain love much that is Italian – the cars, the food and wine, the classical art to be found in our galleries, the colour and spectacle of its football teams. Less evident, but as important for many, is the cutting edge design that is evident in so many products produced for the home. From cutlery and lights to sofas and fabrics, many argue that some of the very best, often iconic, designs have come from the hands of Italian designers.

Achille Castiglioni created the (now much copied) Arco light, the base in marble

with a light at the end of an arched stem, as well as the first cutlery range for Alessi; Claudio Bellini has designed lights and seating for many, including Artemide, Driade and Poltrona Frau; Antonio Citterio designs for several Italian manufacturers, including entire furnishing collections for B&B Italia.

Perhaps the most recent Italian influence on the local Edinburgh environment is that of Missoni. In the 1990s, the fashion house created by Ottavio and Rosita Missoni broadened its appeal by producing a range of home

furnishing fabrics. The Missoni hotel (pictured) on Edinburgh's Royal Mile was the first of a global network that gives the opportunity for the Missoni fabric collection to be showcased, not only as part of the building decoration but as upholstery on furniture, many pieces being designs from Antonio Citterio!

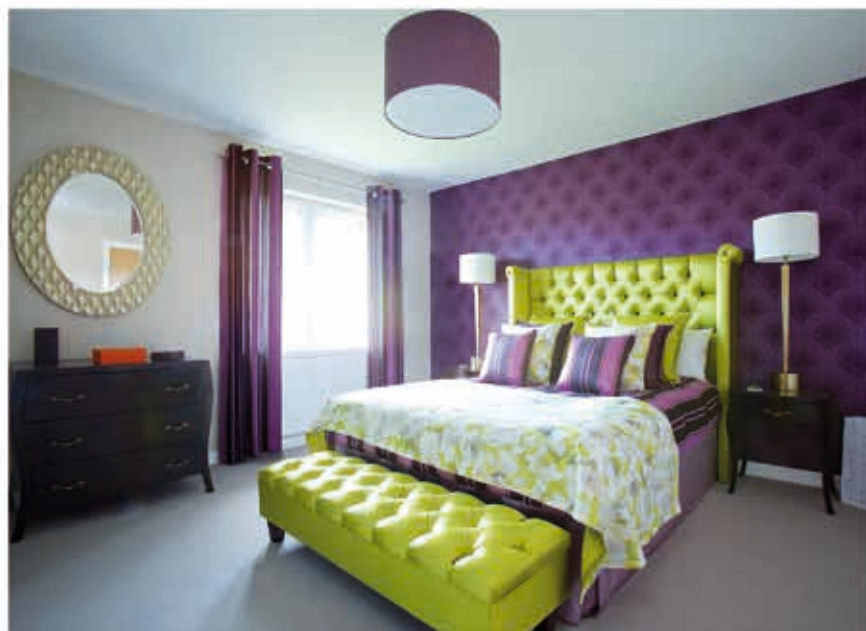
In a world of homogenised design and mass production, the high quality of cutting edge Italian design and manufacture continues to stand out, in both the home and the public realm.



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The images contained in this advert are of typical Mactaggart & Mickel Homes at Hillpark Phase 5B. The interior images represent the standard of finish at Mactaggart & Mickel Homes' properties, and are of the townhouse showhome at Hillpark, Phase 5B. Any furnishings, fixtures or fittings are not included in the price shown.

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ESPC.COM Premier Living 27





CONTINUED FROM PAGE 27

is becoming ever more common in high-end period property renovations, and one can see why. While it is possible to shut off the kitchen for more formal dinner and drinks, it is just as easy to imagine cooking and chatting with family or guests, then opening the double-glazed French windows to the paved terrace area outside.

The terrace, which overlooks the lawn below, is wide enough to accommodate plenty of garden furniture and, with views toward nearby Arthur's Seat, is perfect for alfresco drinks and dining.

Upstairs, four good-sized double bedrooms (in addition to one on the ground floor) look out to the cherry trees and Arthur's Seat at the rear. The master bedroom mirrors the main reception room below, with the same light and sense of scale. Again, the well-chosen layout provides for a



**CLASSICAL STYLE**

Victorian cornicing and other mouldings have been painstakingly restored

**LIGHT AND AIRY**

Expansive bay windows looking out to mature cherry trees give the west-facing rooms a peaceful atmosphere

The developer has concentrated on returning this magnificent building to its former glory

dressings room and large en suite bathroom, complete with both a shower cubicle and pedestal bath.

In all three of the property's bathrooms, warm natural materials are brought together in a clean, modern design to create a sense of light and calm.

Unusually for a property this close to the town centre, 37 Craigmillar Park has a substantial lawn garden around three sides, as well as a private gravel driveway with electric gates.

Decoratively, the entire property presents a deliberately clean slate. Rather than imposing any overt personal flourishes, the developer has concentrated

on returning this magnificent building to its former glory. Much of the woodwork (including all the doors and floors) has been replaced with carefully sourced equivalents. Sections of the classic Victorian cornicing have been painstakingly repaired and reconstructed. Even externally, the stonework has been repointed, with gutters and cast-iron downpipes replaced.

The overall result is a home to stand the test of time, where every surface, edge and original decorative detail has been executed without compromise and with the highest attention to quality. **PL**

**VIEW THIS PROPERTY**

37 Craigmillar Park, Newington, EH16 5PD  
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CALA Homes has opened the doors to two stunning new show homes at its Gilsland Grange development in North Berwick. Four five-bedroom detached homes remain in the development's first phase, with prices starting from £520,000.

The show homes illustrate the luxurious living on offer in the picturesque coastal town. Call 01620 671969 or visit [www.cala.co.uk](http://www.cala.co.uk).





# SO

## STOCKBRIDGE



*Premier Living sets out for a day in Stockbridge, to meet some of the businesses that help the area retain its unique character*

It may have grown up a little since its days as a bohemian quarter for local artists, but Stockbridge has successfully retained both its distinctive character and its personal flair. Today, this village within a city is home to some of the city's best food, jewellery, fashion and interior design boutiques, as well as offering a fun day out for the whole family.

### **BON APPETIT!**

There's nothing quite like wandering round Stockbridge's wonderful independent food and drink retailers, picking out treats for a picnic or evening meal.

Open every Sunday, Stockbridge Market is relatively small, but tremendous fun. It has built up a regular cohort of genuinely interesting, high-quality stallholders, including organic vegetables, meat and artisanal bread.

George Bower is one of Edinburgh's most respected butchers, particularly when it comes to game and poultry. It's the kind of small, traditional shop where the expertise and service do the selling.

In a similar vein, Armstrong's of Stockbridge will certainly appeal to the committed fish lover. It doesn't have a huge selection, but all the fish is extremely fresh and often seasonal.

It's not an exaggeration to describe I.J Mellis as an Edinburgh institution and, for fans of fromage, it's an Aladdin's cave of wonderful sights and – of course – smells. Another great cheese selection can be found at Henri of Edinburgh, alongside a wealth of other delicious continental morsels.

If all of that sounds like a bit of a mouthful, wash it down with a glass from Vino, an excellent and knowledgeable vintner with a wide selection, which also hosts its own tasting courses.



IJ Mellis



## RELAX

With such a selection of great cafes, much of the fun of a Stockbridge shopping spree can be found in the tea breaks. Patisserie Madeleine (27b Raeburn Place, EH4 1HU, 0131 332 8455) serves up mouth-watering cakes and pastries, while the northward expansion of baker and coffee house Peter's Yard (3 Deanhaugh St, EH4 1LU, 0131 332 2901, [petersyard.com](http://petersyard.com)) is a very welcome addition to the neighbourhood.

CONTINUED ON PAGE 32

## PROFILE

# DICK'S EDINBURGH

**3 North West Circus Place,  
EH3 6ST, 0131 226 6220,  
[dicks-edinburgh.co.uk](http://dicks-edinburgh.co.uk)**

Uli Schade and her husband Andrew Dick opened Dick's Edinburgh in 2012. Their goal: to fill what they saw as a gap for high-quality casual menswear and homewear in Stockbridge.

With the motto "what is this shop?" (appropriated from a baffled early customer), Dick's is as curious and eclectic as you might expect, with items ranging from beautifully tailored shirts and sumptuous knitwear to traditional sledges and Dutch ceramics.

"We travel round meeting suppliers and finding products we love – it's as simple as that," says Andrew. "Everything you find in this shop has a story behind it. Our range of notepads, for example, is made by a gentleman who describes



**Andrew Dick and Uli Schade stock their eclectic shop with products they love**

himself as the least productive stationer in France."

The result of this approach is surprisingly coherent. The entire shop – from the products right down to the walls and display furniture – feels very warm, natural and hand-made.

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Dolphin-neck  
pendant from  
Sheila Fleet

CONTINUED FROM PAGE 31

### ALL THAT GLITTERS

The entire area is well served with jewellers. Sheila Fleet (18 St Stephen Street, EH3 5AL, 0131 225 5939, [sheilafleet.com](http://sheilafleet.com)) is an Orcadian jeweller working with a range of metals and stones. Her designs reflect landscapes and natural scenes, making them suitable for all ages.

Chic and Unique (8 Deanhaugh Street, EH4 1LY, 0131 332 9889, [vintagecostumejewellery.co.uk](http://vintagecostumejewellery.co.uk)) specialises in costume jewellery, and will repair, replace and generally rejuvenate, as well as selling a wide and selection of eye-catching vintage pieces.

Established in 2000, Annie Smith (20 Raeburn Place, EH4 1HN, 0131 332 5749, [anniesmith.co.uk](http://anniesmith.co.uk)) is a contemporary jewellery studio, known for its highly individual designs. The jewellers are very creative and more than happy to work with customers to find the perfect bespoke piece.

### PROFILE



## THE LAUREL GALLERY

41 St Stephen St, EH3 5AH, 0131 226 5022, [laurelgallery.co.uk](http://laurelgallery.co.uk)

Since 2008, The Laurel Gallery, owned and run by Eleanor Spens, has become a thoroughly embedded part of the Edinburgh art scene. Carrying an almost exclusively Scottish collection, the gallery deliberately sets out to cater for a wide range of tastes, running the gamut from handmade pottery to large oils on canvas.

It also has a range of high-quality art supplies, including Annie Sloan Chalk Paint, and even hosts workshops on art, crafts and decorative techniques.

Eleanor says: "The Scottish art community is great. Sometimes I'll approach an artist, sometimes they'll come to me, but a lot of it is word of mouth and I tend to choose artists that I get to know and like."

### PROFILE

## CATALOG INTERIORS

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It is easy to see why Catalog is one of the city's hottest interior design suppliers and consultants. Its hand-picked range of furnishings, lighting and decoration is unapologetically contemporary and European in style, yet is united by a clear love of natural materials and textures.

The showroom itself is busy and inviting, with an up-to-the-minute display that changes completely every six months or so. It features designs for the living room and bedroom, as well as a separate area dedicated to lighting.

"We only stock items that we love – it wouldn't be right otherwise," says manager Dixie Mirowski.

Catalog stocks a wide range of predominantly European but also some local suppliers. It also offers a bespoke interior design consulting service for homeowners.







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# The style mile

PHOTOGRAPHY: MIKE WILKINSON

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'TULLY' BED,  
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'IBIZA' RUG,  
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'STAGE' BEDSIDE  
TABLE, £326

'ZONE  
COMFORT' SOFA,  
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SAGE PLANTER.  
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'FEEL' DRAWERS.  
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AND FOOTSTOOL.  
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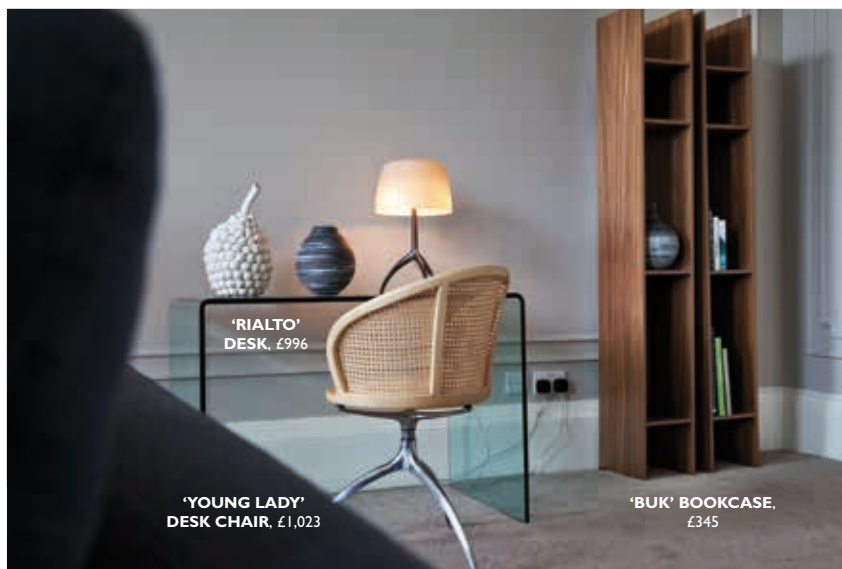
'TRIPODE' LAMP,  
£432

'VIEW FROM  
ABOVE', by Janette  
Phillips, acrylic on  
canvas, £995

'TRESS' FLOOR  
LAMP,  
£628

'TRICKERS'  
BROGUE BOOTS,  
£375

- All furniture, rugs, lighting, accessories and design provided by Catalog Interiors, 2-4 St Stephen Place, Edinburgh, EH3 5AJ, 0131 225 2888, [cataloginteriors.com](http://cataloginteriors.com)
- Artwork and bespoke ornaments from The Laurel Gallery, 41 St Stephen Street, Edinburgh, EH3 5AH, 0131 226 5022, [laurelgallery.co.uk](http://laurelgallery.co.uk)
- Clothing and vases supplied by Dick's Edinburgh, 3 North West Circus Place, Edinburgh, EH3 6ST, 0131 226 6220, [dicks-edinburgh.co.uk](http://dicks-edinburgh.co.uk)
- Location: 12 Melville Crescent, Edinburgh. Courtesy of Sundial Properties Ltd, [sundialproperties.co.uk](http://sundialproperties.co.uk)



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'YOUNG LADY'  
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'TRAY' TABLE,  
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£1,119

'URCHIN' TEAPOT, £140



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Accessories and homewares include:

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tel. 0131 2266220  
[www.dicks-edinburgh.co.uk](http://www.dicks-edinburgh.co.uk)



## laurel gallery

The Laurel Gallery, based in Stockbridge, Edinburgh, exhibits mainly original, affordable, contemporary Scottish Art and Crafts from newcomers to established artists. Exhibitions are regularly changing, keeping the work on view fresh.

From the studio space, there are a variety of art, craft and furniture painting workshops for beginners and those wanting to widen their skill base. Private lessons or workshops for groups of friends can be arranged.

The gallery are the sole stockists of Annie Sloan Chalk Paint™ decorative paint in the Edinburgh Area.

For further details about the gallery, our artists or our workshops, please visit:

Web: [www.laurelgallery.co.uk](http://www.laurelgallery.co.uk)

Tel: 0131 226 5022

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# SEIZE THE DAY

*Beating the markets from the comfort of home is a thrill, but day trading can also put your spare cash to work*

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The term 'day trading' refers to the timescale in which you hold a stock and maintain your trading position. While investors might keep a share for a minimum of six months, day trading could mean buying and selling in anything from minutes to a few days.

David Rogerson is a full-time day trader from Atholl Capital, who offers training courses on the practise.

"Ideally you're looking to buy and sell within the same day," he says.

And while day trading might sound risky, its immediate nature can also help to protect you from market volatility.

"One of the major advantages of being a day trader is when the market has a crash overnight in the US, in the morning the FTSE 100 could be down 300 points," says David. "As an investor, your position is locked in and exposed to large losses, but with day trading you take away the risk of

Day trading is attracting a range of participants, from part-timers to pensioners

overnight exposure. Instead, you can take advantage the next day because your capital is sitting there ready to be put to work."

Not that day trading is risk free, however – far from it. Both profits and losses are magnified. It is highly advisable to set up a 'stop loss' for any trade, where a stock is automatically sold when it falls to a certain level. This takes the anxiety away from the trade; even if the trader doesn't have time to review their active trades every ten minutes, they know their maximum loss, while the potential gains are unrestricted.

Day trading is now attracting a broad range of participants, from part-timers with savings to pensioners who might be missing their involvement in the day-to-day business world.

Whatever your situation, you should remember the golden rule: never play with more money than you can afford to lose. **PL**

## PREMIER ADVICE

### Day trading top ten tips

01

#### TRY BEFORE YOU BUY

Test different demo spread betting platforms before you place your first real trade.

02

#### BE YOUR OWN ANALYST

The more you read, the more you'll learn.

03

#### REMOVE THE EMOTIONAL TRADE

Before you open your trade know at what price you will execute your stop loss.

04

#### USE A TOP-DOWN STRATEGY

Look at the big picture in the financial world then break it down into the components that interest you.

05

#### LEARN TO READ A CHART

Technical analysis is a major part of understanding where a share price is going to move.

06

#### TAKE THE POSITIVE FROM A LOSS

Convert mistakes into lessons and convert these lessons into trading skills.

07

#### MANAGE RISK

Know what's at risk financially when you execute a trade.

08

#### DON'T TRADE MORE THAN YOU CAN AFFORD TO LOSE

Use no more than 60% of your funds and keep 40% in cash.

09

#### CONTROL THE CONTROLLABLES

Be aware of the factors that have a major impact on the markets and when major announcements are due.

10

#### STICK TO WHAT YOU KNOW

Concentrate on specific sectors of the market and build on your existing knowledge of them.



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Is there anything more quintessentially Edinburgh than a pot of good tea and a selection of fine cakes? Here is our pick of the city's three best spots to take afternoon tea

# LET THEM EAT CAKE



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Get the VIP treatment right in the centre of town, at the recently refurbished 'Peacock Alley' at the Waldorf Astoria. Plush surroundings, comfortable chairs and lashings of great cakes and mini pastries (Princes St, EH1 2AB, 0131 222 8888, [thecaledonianedinburgh.com](http://thecaledonianedinburgh.com)).



## RHUBARB AT PRESTONFIELD HOUSE

Prestonfield House's Rhubarb restaurant puts on a great spread, with pastries, scones and excellent sandwiches (too often overlooked in the afternoon tea experience), as well as

a wide selection of teas. Diners can also take tea in the beautiful rose garden (Priestfield Rd, EH16 5UT, 0131 225 7800, [prestonfield.com](http://prestonfield.com)).

## THE BONHAM

We love the Bonham as a city centre boutique hotel experience, but it also serves a very memorable afternoon tea in a relaxed, contemporary setting (35 Drumsheugh Gardens, EH3 7RN, 0131 226 6050, [townhousecompany.com](http://townhousecompany.com)).



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ESPC REF:  
324597



**Balmule House,  
Dunfermline KY12 0RZ  
Offers over £2,200,000**

Balmule House has been a long time in the making. Today, this 15th century home lies within its own estate and offers plentiful space in a classic setting. The grounds stretch for 30 acres, enticing one to follow the trails to the woodlands, or fish the stream without ever leaving the property. EPC RATING: E

**Tel: 0131 253 2976**  
**Agent: Pagan Osborne**



ESPC REF:  
323998



**7 Newbattle Terrace,  
Edinburgh EH10 4RU  
Offers over £1,550,000**

This stunningly elegant property provides beautifully proportioned and versatile accommodation over two floors with many fine period details. The house is surrounded by delightful mature gardens which extend to approximately half an acre. Spacious and stylish, this would suit a homeowner with a taste for traditional Scottish properties. EPC RATING: E

**Tel: 0131 253 2251**  
**Agent: Morton Fraser**



ESPC REF:  
327317



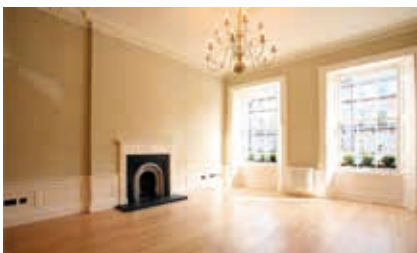
**Dalmahoy Grange, Dalmahoy  
Kirknewton EH27 8EB  
Offers over £1,400,000**

A magnificent 1930s detached house set within two acres of garden grounds with formal lawns and woodland. Conveniently located for the city centre and airport, Dalmahoy Grange is beautifully presented throughout offering well-proportioned and spacious accommodation over two floors. EPC RATING: E

**Tel: 0131 253 2976**  
**Agent: Pagan Osborne**



ESPC REF:  
322768



**15a Melville Street, West  
End, Edinburgh EH3 7PE  
Offers over £1,200,000**

An outstanding newly completed ground and garden Georgian conversion in a prime West End location. This home has been finished to the highest of specifications and boasts a wealth of period features complemented by modern design. Integrated glass panel walls open this home up to a lot of natural light. Contemporary melds with touches of traditional allowing the occupants to have the best of both worlds with this stunning property. EPC RATING: C

**Tel: 0131 253 2248**  
**Agent: A Gray Muir W.S.**



ESPC REF:  
324114



**18 Liberton Brae, Liberton,  
Edinburgh EH16 6AE  
Offers around £1,100,000**

This category B listed former farmhouse, built in the early 19th century, formed part of Liberton Tower Mains; one of the many farms established in the rich agricultural lands of Midlothian. Situated in the heart of Edinburgh this imposing building is a fine example of the three-bay rectangular plan classical farmhouse with single storey extensions to east and west. EPC RATING: E

**Tel: 0131 253 2669**  
**Agent: Hunters Residential**



ESPC REF:  
326206



**34 Frogston Road, West,  
Fairmilehead, Edinburgh EH10 7AJ  
Offers over £1,050,000**

34 Frogston Road West is an exceptional detached house situated in almost half an acre plot with an outstanding and delightful large sunny back garden. This stylish home spreads out generously and benefits from a lot of natural light. Situated a few miles south of the city centre, Fairmilehead is a quiet popular residential area perfect for family living. EPC RATING: D

**Tel: 0131 253 2171**  
**Agent: Simpson & Marwick**



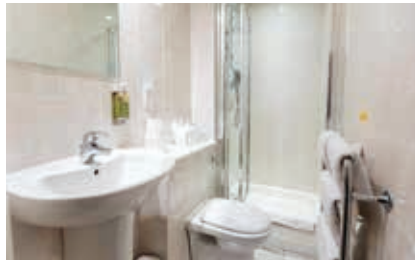


**ESPC REF:**  
323803


### 38 Findhorn Place, The Grange, Edinburgh EH9 2JP Offers over £995,000

The property offered for sale comprises an imposing and elegantly proportioned B listed, stone-built detached villa, situated in one of Edinburgh's most desirable locations. The current owners have sympathetically upgraded the property to create a fabulous family home and the spacious accommodation is in excellent decorative order throughout. EPC RATING: E

**Tel: 0131 253 2263**
**Agent: McEwan Fraser**

**ESPC REF:**  
323668


### The Glenora Guest House, 14 Rosebery Crescent, Edinburgh EH12 5JY Offers around £950,000

The Glenora Guest House – a category B Historic Scotland listed building – would be an ideal property to enter the flourishing higher end of the Edinburgh B&B market. It comprises of a four storey Victorian town house in Edinburgh's New Town and would require very little redecoration. EPC RATING: G

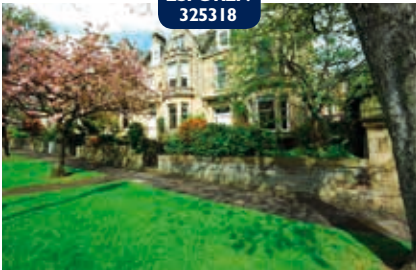
**Tel: 0131 253 2720**
**Agent: Gibson Kerr**

**ESPC REF:**  
324224


### 6 Warriston Crescent, Edinburgh Offers over £950,000

This delightful, sympathetically modernised A listed townhouse is located close to the Royal Botanical Gardens and offers extensive accommodation. Situated in the Inverleith area of Edinburgh, occupants of this home would enjoy the fantastic array of restaurants, bistros and other local amenities close by with both private and state schooling options available. EPC RATING: D

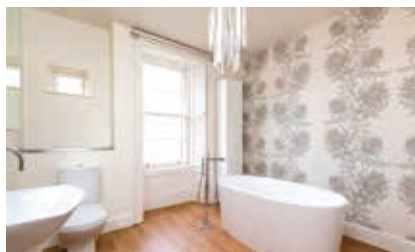
**Tel: 0131 253 2410**
**Agent: Hadden Rankin**

**ESPC REF:**  
325318


### 1 Murrayfield Avenue, Edinburgh EH12 6AU Offers over £925,000

This distinguished, stone-built, end terraced Victorian town house offers exceptionally well presented family accommodation and is arranged over three floors, with gardens to the front and rear. Murrayfield Avenue is a prestigious street running north from Corstorphine Road. Amenities in the area are excellent with local shopping facilities a short walk away in Roseburn Terrace. EPC RATING: E

**Tel: 0131 253 2889**
**Agent: HBJ Gately**

**ESPC REF:**  
324977


### 8 Alva Street, West End, Edinburgh EH2 4QG Offers over £905,000

This splendid and rarely available Georgian townhouse is located in the desirable area of the West End, close to a wide variety of amenities and benefiting from a rear patio garden and parking space. Internally, the property is complimented by a wealth of charm and character with extremely stylish, elegant accommodation. EPC RATING: F

**Tel: 0131 253 2171**
**Agent: Simpson & Marwick**

**ESPC REF:**  
323813


### Dovecot House, 6 Dovecot Road, Edinburgh EH12 7LE Offers over £895,000

This is an exceptional detached family house, modernised and upgraded to a superb standard and with a separate contemporary flat above a detached double garage. Situated in extensive garden grounds, there is no shortage of space in this generously laid out accommodation. EPC RATING: D

**Tel: 0131 253 2889**
**Agent: HBJ Gately**




ESPC REF:  
326848



**4 Templar's Cramond off  
Whitehouse Road, Barnton,  
Edinburgh EH4 6BY**  
**Offers around £895,000**

This property will appeal to property connoisseurs seeking an ideal family home in a truly prestigious location. Set within fully enclosed and beautifully landscaped grounds this home enjoys privacy in a particularly sunny aspect with the exterior of this property just as appealing as the interior.  
EPC RATING: D

**Tel: 0131 253 2967**  
**Agent: Drummond Miller**



ESPC REF:  
324025



**Rait Lodge, 2 York Road,  
Edinburgh EH5 3EH**  
**Offers around £890,000**

Now on the market, this appealing Victorian detached house is surrounded by beautiful, mature gardens, which provide the setting for a delightful home for the family or spacious residence for a professional couple.  
EPC RATING: E

**Tel: 0131 558 9999**  
**Agent: Davidsons**



ESPC REF:  
320886



**15 Dalrymple Crescent,  
Edinburgh EH9 2NX**  
**Offers around £875,000**

This home is a handsome and well-proportioned semi-detached property laid over three floors, providing an easily managed family home, with a south facing garden. Situated in a quiet crescent in the highly sought after Grange Conservation Area, you will not feel like you are in one of the busiest cities in Scotland while living here.  
EPC RATING: F

**Tel: 0131 253 2328**  
**Agent: Urquharts Property**



**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:  
312636



**13 Station Road, South  
Queensferry EH30 9HY**  
**Offers around £850,000**

This is an impressive period detached stone villa enjoying a delightful setting in this high amenity Conservation Area. It is set well back from the road on an elevated position, with spectacular panoramic views to the rear over the Firth of Forth and the Fife coast.  
EPC RATING: E

**Tel: 0131 253 2726**  
**Agent: Sturrock,  
Armstrong & Thomson**



ESPC REF:  
325275



**The Banks, Hopetoun,  
South Queensferry EH30 9SL**  
**Offers around £850,000**

This charming and spacious country house extends to almost 5000 square feet and occupies a secluded rural setting, yet is within easy reach of Edinburgh, the Forth Road Bridge and the central Scotland motorway network. With outstanding views over the Firth of Forth to Fife, this could be your dream home. EPC RATING: E

**Tel: 0131 253 2327**  
**Agent: Lindsays**





ESPC REF:  
323645



**Abbots Glade, 6 Abbots  
Croft, Tantallon Road, North  
Berwick EH39 5NG  
Offers over £875,000**

In a quiet location that belies its proximity to all local amenities, this property provides an opportunity to purchase an exceptional and modern family home. It has one of the best views in town with an outlook over the Firth of Forth towards Fife and Bass Rock to the East. The interior is bright and large windows provide lovely views from all the main living areas. EPC RATING: D

**Tel: 01620 532420**  
**Agent: Paris Steele**



ESPC REF:  
327630



**Columba 2a, Marine Parade,  
North Berwick EH39 4LD  
Offers over £720,000**

A very impressive semi-detached seaside villa split over two floors enjoying superb panoramic sea views. With off street parking for at least 5 cars, Columba impresses from the outset. You'll no doubt be impressed with the layout of this property as well as the amount of space provided. EPC RATING: E

**Tel: 01620 532610**  
**Agent: Lindsay**



ESPC REF:  
328402



**Conifer, King's Road, Longniddry  
Offers over £710,000**

This superbly proportioned, detached house offers a lot of living space and impressive mature gardens. Ideal for the growing family, there is much to offer in terms of inside and outside living in this peaceful part of East Lothian. EPC RATING: D

**Tel: 0131 253 2889**  
**Agent: HBJ Gately**



ESPC REF:  
328165



**Ri-Cruin, 22a Carberry Road,  
Inveresk, Musselburgh EH21 8PR  
Offers over £685,000**

This exceptionally upgraded, detached bungalow with a good number of bedrooms and public living areas offers first class accommodation. Beautifully landscaped gardens offer a good quality of outside living and recreation during summer months and double glazing and gas central heating will guarantee cosy indoor living during the winter months. EPC RATING: C

**Tel: 0131 253 2726**  
**Agent: Sturrock,  
Armstrong & Thomson**



ESPC REF:  
323666



**Park View, Paterson Place,  
Haddington EH41 3DU  
Offers around £675,000**

This is a very rare and wonderful opportunity to purchase a magnificent five bedroom stone-built house, dating from the 1830s. Situated in a unique and secluded location it is within easy walking distance of the town centre and has attractive mature gardens. EPC RATING: E

**Tel: 0131 253 2972**  
**Agent: Allan McDougall**



ESPC REF:  
327611



**The Wards, Duns Road,  
Gifford, East Lothian EH41 4QW  
Offers over £625,000**

This is a delightful detached family home in a secluded setting within the charming village of Gifford. The property is set within approximately 0.7 acres of established garden grounds and has a double and single garage, a summerhouse and a greenhouse. EPC RATING: E

**Tel: 01620 532654**  
**Agent: Simpson & Marwick**





ESPC REF:  
326119



**Roundel House, 4 Parkhead Road, Linlithgow EH49 7BS**  
**Offers over £875,000**

Built in 1964, Roundel House commands an elevated situation with uninterrupted views over Linlithgow Loch and its historic Palace. The sale provides an exceptional opportunity to acquire this unique property which has recently been granted outline planning permission for the erection of a single storey house in the grounds. EPC RATING: E

**Tel: 01506 802830**  
**Agent: Peterkin & Kidd**



ESPC REF:  
307903



**Redford House, Muiravonside, By Linlithgow FK2 0BT**  
**Fixed price of £850,000**

This substantial Georgian stone built detached villa is ideally situated in its own formal gardens, with a range of outbuildings together with paddocks, arable land and wooded areas. The property is private and secluded with views over its own land and is shielded from the road by trees, accessed via a private driveway. Set within around 75 acres of rolling countryside, it leads down to and is bordered by the River Avon. EPC RATING: F

**Tel: 01506 802428**  
**Agent: Liddle & Anderson**



ESPC REF:  
317072



**Pardovan House, Linlithgow EH49 7RU**  
**Offers over £765,000**

Pardovan House is an elegant and beautifully presented five bedroom detached Victorian country property dating from around 1850. The house is set within substantial grounds of approximately 1.4 acres which includes lovely gardens, a driveway and a large paddock. A range of outbuildings include stables and a coach house, currently used as a double garage and there is an orchard as well as a kitchen garden. EPC RATING: E

**Tel: 0131 253 2171**  
**Agent: Simpson & Marwick**



ESPC REF:  
322014



**12 Royal Terrace, Linlithgow EH49 6HQ**  
**Fixed price of £725,000**

This detached Victorian villa (1895) is situated in the sought after Royal Terrace, in the conservation area of the town. The property is laid out over three floors and retains many period features including sash and case windows, deep skirting and stunning decorative cornicing whilst providing generous and comfortable family accommodation for modern day living. EPC RATING: F

**Tel: 01506 802830**  
**Agent: Peterkin & Kidd**



ESPC REF:  
314389



**Coalheughhead Cottage, Harburn, West Calder EH55 8RT**  
**Offers in excess of £620,000**

This superb country home is set in approximately five acres and is a unique property which offers the very best of contemporary living in a secluded yet accessible location, close to both Edinburgh and Glasgow. The accommodation, which is in immaculate order, is stylishly decorated and beautifully presented. It is set out over two floors with impressive views over rolling countryside. EPC RATING: C

**Tel: 0131 253 2287**  
**Agent: MHD Law LLP**



ESPC REF:  
325585



**The Fieldings, 2 West Mains Crofts, West Calder EH55 8LD**  
**Offers around £600,000**

This is a truly stunning executive detached villa set within approximately 1.24 acres. It has been finished to a high specification throughout. Incorporating the latest technology and superb design features, this is complimented by detailed craftsmanship and would make a stunning family home. EPC RATING: C

**Tel: 01506 257013**  
**Agent: Caesar & Howie**





ESPC REF:  
313358



**Stonefield House, 22 Park Road, Eskbank EH22 3DH**  
**Offers around £1,000,000**

This gracious and generously proportioned Victorian villa is set in approximately half an acre of delightful walled and landscaped gardens and located within this sought after residential area. The property which is full of natural light and has been extensively upgraded and redecorated to a truly exceptional standard. EPC rating: D

Tel: 0131 253 2726

Agent: **Sturrock, Armstrong & Thomson**



ESPC REF:  
324304



**The Tower House, Macbiehill West Linton EH46 7AZ**  
**Offers around £1,000,000**

This is a unique, contemporary country house built in the style of a baronial tower house set amidst approximately 27 acres of gardens and grounds with a private fishing loch, two lochside chalets and beautiful views over surrounding countryside. The property was built about 10 years ago. It has a more recently added rear extension providing substantial, bright contemporary living space. EPC RATING: F

Tel: 0131 253 2976

Agent: **Pagan Osborne**



ESPC REF:  
319613



**One Bellfield Park, Bellfield, Kinross KY13 0NL**  
**Offers over £850,000**

One Bellfield Park is a fantastic, flexible family property just a few miles from the town of Kinross and two miles from the M90 motorway network. The property enjoys a semi-rural setting with open views to farm land and beyond. Enjoy rolling hills, lush surrounding canopies of woodland and the good fresh air that comes with this ideally situated property. EPC RATING: C

Tel: 01577 652953

Agent: **Macbeth Currie**



ESPC REF:  
318983



**6 Elm Row, Lasswade EH18 1AQ**  
**Fixed price of £820,000**

Viewing is essential of this inspirational property which provides luxurious family accommodation, much enhanced by interesting design details such as arched ceilings, windows and doors and feature lighting. There is a wonderful sense of light and space throughout the beautifully presented and decorated interior. EPC RATING: C

Tel: 0131 253 2729

Agent: **Warners**



ESPC REF:  
327916



**20 Acre Site, Silverburn, Penicuik EH26 9LW**  
**Fixed Price of £800,000**

This is a stunning development opportunity which offers a beautiful stone built detached cottage set within outstanding scenery at the foot of the Pentland Hills within the prestigious Pentland Regional Park. The cottage is set within approximately 20 acres of land which includes two large building plots each with detailed planning permission for one exclusive five bedroomed house with a garage. EPC RATING: N/A

Tel: 0131 253 2287

Agent: **MHD Law**

ESPC REF:  
321936



**12 Comely Park, Dunfermline KY12 7HU**  
**Offers over £795,000**

This exceptional, traditional Victorian villa has generous accommodation over three levels, along with a ground floor, self-contained flat attached to the house with its own main entrance as well as access from the main house. The property exudes charm and character and the fine period detail is superb. There is a wealth of features including seven impressive fireplaces, decorative plasterwork, and solid oak flooring, to name but a few. EPC RATING: E

Tel: 01383 280427

Agent: **Morgans**





## ~ MY EDINBURGH ~ **JO CAULFIELD**

*This issue, Premier Living catches up with one of its favourite writers, comedians and broadcasters*

**Jo, you moved up from London about three years ago. Why did you choose Edinburgh?**

My husband is from Aberdeen and I'd been up here a lot for the festival. So when we decided to leave London, Edinburgh was right at the top of our list. We'd always stayed around Stockbridge before, but after temporarily renting from a friend off the Meadows we realised we really liked it there.

**So you found your flat pretty quickly after that?**

Ha! No. I looked at over a hundred flats – it was mad. I'm not even that fussy. I think I got slightly obsessed with working out how all the old properties had been reorganised inside over the years.

**Do you miss London?**

I can still easily go down to London for work and do all the touristy things, but I love living here. It's the best of both worlds. I'm a city person, but I love being able to see a mountain and the sea. It does actually make you feel great to live somewhere beautiful.

**It must have been a leap of faith though?**

People in London think moving to Scotland is like retiring, but I've found it energising. There's a very creative community here and it's like being thrown into a much smaller, closer pot where everyone's coming up with ideas for how they can work together.

**Where do you go for a moment of peace?**

I have a garden. Well, it's a communal garden, but nobody did anything with it so I've taken it on. I've basically become that mad gardening lady.

When you work for yourself, it can be hard to switch off. Much to my surprise, gardening is the only thing I've ever found that just lets me do that.

**How about for nights out?**

I love the pubs and bars in Edinburgh. In London, a lot of pubs



became chains and they'd just rip everything out every five years. I like Victorian bars with massive wooden counters that haven't been messed with. The Guildhall Arms, for example, or the Cafe Royal Circle Bar. Amazing. Also the Bow Bar and The Wally Dug on the way down to Stockbridge – they're very cosy!

**And shopping?**

That's one of the things I love about the Meadows. There are so many great little independent shops around there. And I don't just mean clothes shops – if I see an old-fashioned hardware shop I'll be in there like a shot.

**And work is keeping you busy?**

I certainly ended up having a hectic festival. I've also been running the regular Speakeasy night at the Scottish Storytelling Centre, which has just been broadcast as a series on Radio 4.

Then in September I'm going back on tour with my stand-up show *Better the Devil You Know*.

So, yes, keeping busy!

**Do you miss the city when you're touring?**

I enjoy touring, particularly the weird little towns I'd never otherwise visit – the kind where there's no straight road in or out. But I definitely miss Edinburgh and still get a thrill in that lovely final stretch into Waverly station. **PL**

Jo regularly presents the Speakeasy at The Scottish Storytelling centre, and is currently touring her solo stand-up show, *Better the Devil You Know*, around the UK. She is also available for corporate entertainment events. For dates and more details visit [www.jocaulfield.com](http://www.jocaulfield.com).





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