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Welcome

Welcome to the latest issue of *Premier Living*, ESPC's insight into the world of high value properties, luxury living, the latest high street must-haves and amazing interiors.

In this issue you'll find some amazing featured properties; great write-ups on up and coming trends; technology and gadget reviews; superb interior furnishing ideas; finance and business updates; motoring news and of course, a premier collection of classified property listings at the back of this issue.

All of the properties chosen for our exclusive listings are above the price of £500,000 so you'll only find premier properties in this publication. Turn to our weekly ESPC Paper – newly revamped – where you will find all of our property listings in all price ranges or our all-inclusive website – espc.com for that and more.

Having a number of experts in our team, we have taken advantage of their insights and have some key findings on the property market brought to you by ESPC Business Analyst, David Marshall. David reveals some key findings and offers some buy-to-let advice, a good read for all of you looking for a roundup of what the market is looking like.

You will also find more information on the new services and channels that ESPC is bringing to you in 2013 to help you find your place on the property ladder. ESPC has long prided itself on being a leader in service provision but you'll find that we're taking on a lot more in 2013 to ensure you get the best experience, tailored to your circumstances and of course, all hassle free when you use ESPC.

We hope that you enjoy this issue. So far we have had brilliant feedback on *Premier Living* magazine and it's because our readers are such avid fans of every issue we bring out. Once you're done with this issue, pass it on to your friends and family as we're looking to share our *Premier Living* magazine with as many people as possible. If you have any thoughts, comment or feedback, email us on marketing@espc.com.

Malcolm Cannon, Chief Executive, ESPC

{ON THE COVER} Sofa from Facett range by R&E Bouroullec
Available from Ligne Roset (www.ligne-roset-edinburgh.co.uk)



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

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Thinking of making a move into the buy-to-let market but not sure where to start? David Marshall, ESPC Business Analyst, is here to guide you on the road to successful letting



An investment in bricks and mortar

Last year saw a significant rise in buyer activity in the local housing market. The number of homes sold through ESPC rose by more than 7% annually and to the highest level on record since 2008.

Several factors helped fuel this increase in sales. Mortgage availability has improved and house prices are more affordable than at the peak of the market. Many first time buyers who started to save when the credit crunch first hit now have the deposits they need to get on the property ladder.

Perhaps most interestingly, we've started to see an upturn in activity in the buy-to-let sector. Data from the Council of Mortgage Lenders (CML) show that the total value of buy-to-let lending during the first nine months of 2012 stood at £11.8bn – up 19% annually.

Returns from other traditional investments vehicles such as stocks and bonds remain relatively low, while a combination of cheaper property prices, low interest rates and high demand for rental accommodation has made bricks and mortar an increasingly attractive option for investors.

Of course, how one makes money from property investment today is very different than was the case even just a few years ago. In the early part of the last decade, annual house price inflation regularly exceeded 10%, meaning that investors could enjoy good returns through capital appreciation even if the rent generated was low or the property lay vacant for a period.

The reality today is that we're unlikely to see a return to such rapid house price inflation for some time, meaning it's



The buy-to-let sector is showing signs of an upturn

vital that your property generates strong rental income.

Edinburgh always enjoyed strong demand for rental property thanks to a large student population and this demand has been augmented in recent years as more people have opted to stay in rented accommodation for longer while they raise the deposit needed to get on the property ladder.

At the same time, property prices have come down by as much as 30% from peak levels, meaning rental yields have gone up substantially.

Across Edinburgh as a whole, the gross rental yield on a one-bedroom flat rose from 4.4% at the start of 2007 to 5.4% last year. In the EH6 postcode district – towards Leith and Trinity –

where demand for rental accommodation is typically high, the average gross yield on a one-bedroom flat has risen even more sharply from 4.4% in 2007 to 5.9%.

While the average house price is unlikely to rise significantly in the short to medium term, it's still possible to profit from capital growth by securing a property below market value.

Market conditions, particularly for smaller properties, continue to favour buyers.

In 2012, more than one in every five flats sold in East Central Scotland were secured at a discount of more than 10% from Home Report valuation.

As No.1 for property in East Central Scotland, ESPC can help with all aspects of property investment from the initial purchase and financial advice, to fully managing your property.

So, if you are considering investing in bricks and mortar, our experts will be glad to assist.

CONTACT ESPC LETTINGS

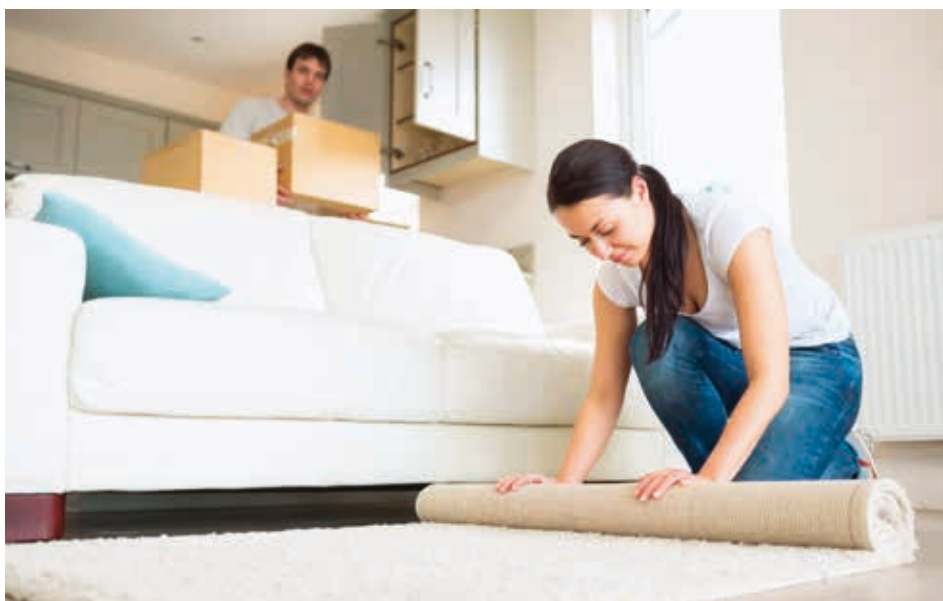
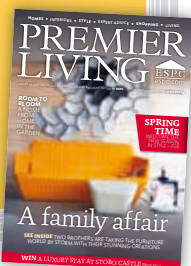
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ABOUT OUR MAGAZINE...

ESPC's *Premier Living* is published twice a year – in March and September. With a circulation of 20,000, 75 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.

A copy can also be obtained from your local solicitor, ESPC showrooms and other select locations.

Premier Living is a celebration of fantastic properties, design tips, local knowledge and ideas to help make a home fabulous. It can be read online at www.espc.com/premierliving



Miles ahead and all inclusive

ESPC has long been the leader in the property market through its buying and selling services, but decades since it first launched, it is continually developing and improving. ESPC now has a comprehensive package of services to suit everyone whatever point in the property market they are in.

For those who are starting out, ESPC now has a full lettings service launched at the beginning of this year. Looking to rent? Look no further than our rental listings online at espc.com

Looking to rent out your property? Again, ESPC provides a fully managed landlords service to make sure your property is taken care of from start to finish of its let as well as kept in the best possible shape throughout its journey. This isn't limited to tenants and landlords though, with ESPC being the place to go to buy property, you can also consider buy-to-let options through us, from start to finish, from picking your property to renting it out.

For technology lovers, we've also come a long way technologically and, aside from our easy to use, recently revamped website,

you'll also find a savvy mobile and tablet version if you use these devices day to day. These have the same homes you will find on our desktop site, ESPC Paper and two showrooms. You see, no two people are the same, so why should their property search experience be? You can now search our site on the go and you'll see it ever improving to make your experience as easy and informative as possible.

These are just some of the services and tools we've brought into our portfolio to suit individuals with different property needs. We're still making sure we're No.1 for Property in East Central Scotland with our traditional channels such as our showrooms and property publications, but we're also trying to make sure that we're No. 1 for you, and the rest of the intrepid property searchers looking to get on to the property ladder in their own way.

What will be new next time you pick up *Premier Living*? Watch this space. But until then, keep coming back to ESPC for an all-inclusive property deal whether it be buying, selling, searching or renting.

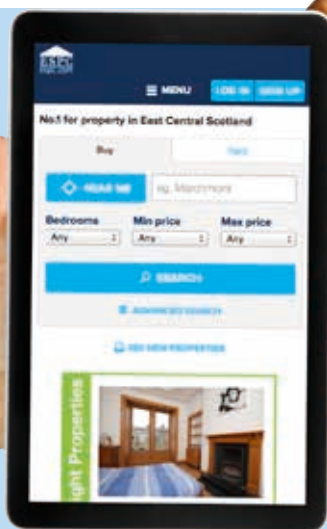
Property at your fingertips

Our new mobile website – www.espc.com/tablet – is up and running! Rather than build multiple apps for different devices, we've focused on building one great site that will work just as well regardless of what make and model of mobile or tablet you're using.

Similar to when we redeveloped our main desktop site, we're putting you, the user, at the heart of the process to create something that gives you a quicker, smarter, easier way to search for property.

House hunters will be able to use the site to do everything from managing saved searches and getting the latest market information to accessing Home Reports and arranging viewings.

You can start your property search on the go by visiting www.espc.com/tablet



COMPETITION WINNER

Well done to Stuart Davidson of Edinburgh who won last issue's competition of a luxurious spa experience for two at Fletcher's Cottage Spa, Archerfield House. We hope you have an amazing time Stuart!

Crafted creations

Our pick of beautiful, unique and unusual things for the home that are made only from natural materials with minimal processing, or are 'upcycled' to save waste and landfill space – and give new life to beautiful existing materials

TAP INTO A QUIRKY LIGHT SOURCE

Lighting doesn't come more innovative than these quirky LED tap lights from DesResDesign. Each light is an old-fashioned nickel tap mounted on a matt finish polished concrete base. Ingeniously, the tap spout holds an LED light – non-replaceable, but made to last. The lights are connected to the mains and come in a variety of sizes, from a single tap light to a set of three or a jaw-dropping row of seven lights. (DesResDesign, prices from £249.98 for a single light, to £1,224.90 for seven lights, 01386 793240, www.desresdesign.co.uk)



EAGLE EYE

Why not try exploring Edinburgh's architectural salvage yards to find your own unique reclamation project? Particularly for period homes, there's nothing quite as satisfying as spotting the perfect piece yourself. (Edinburgh Architectural Salvage Yard, 31 West Bowling Green Street, or Holyrood Architectural Salvage, 146 Duddingston Road West).



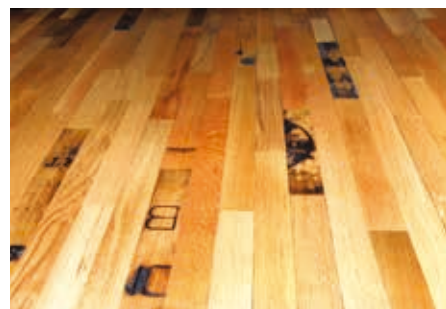
WILD ABOUT DESIGN

Made from real stag antlers, this chandelier could make a stunning statement in a country house. The horns are intertwined together with four lamps and hang from a cable and chain ceiling fitment – the overall measurements are H 65cms x D 120cms. (DesResDesign, £4,750, 01386 793240, www.desresdesign.co.uk)



A DRAM FINE IDEA

Whisky barrel flooring is a tad more expensive than a bottle of Scotch, but the enduring beauty and unique markings of these eco-friendly engineered oak barrel boards has attracted interest from whisky lovers and interior designers from around the world. Giving new meaning to the phrase 'roll out the barrel', it's a sustainable way to recycle waste whisky barrels that end up in landfill every year. (Glasgow-based McKay Flooring, £199 sq metre, 0845 602 7694, www.mckayflooring.co.uk)



DRESSED TO IMPRESS

An intriguing blend of old and new, Vintage & Reclaimed's kitchen table is newly made with old-fashioned craftsmanship, using reclaimed British wood. Each chair is handpainted to the customer's specification. Enjoy the unique warmth of aged wood – not to mention the warm glow of knowing you've done your bit for the planet – while reaping the benefits of bespoke furniture, made specifically for your home. (Vintage & Reclaimed, 0131 662 1300, 179 Causewayside, www.vintagereclaimed.co.uk)





Craighead & Woolf are the grand masters of contemporary kitchen design in Scotland with twenty-five years experience creating beautiful, classic and considered kitchens for both traditional and modern interiors.

"If you love crafted objects, find beauty in simplicity, enjoy products that exceed expectations and get a kick out of attention-to-detail then you will love what we do best"

Alan Craighead - Managing Director

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THE WOW FACTOR

This super-sleek Craighead & Woolf kitchen makes us green with envy. From the expanses of stainless steel to the subtle warmth of the featureless grey cabinet fronts, this tells you everything about kitchen design in 2013.

Craighead & Woolf has also just been named as a 'Kitchen Showroom of the Year' finalist in this year's prestigious kbbreview Awards. Best of luck! (Craighead & Woolf, 0131 225 5957, 13 Randolph Place, Edinburgh, www.craighead-woolf.com)

Kitchens for creation

This year, kitchen design is all about putting on a professional display for dinner guests

Many of 2013's hottest kitchen trends centre around the kitchen as a space for serious culinary business. Ostentatious decorative frippery has given way to clean modern lines, professional appliances and

neutrally coloured, high-gloss finishes on cabinet fronts and splashbacks.

Indeed, the process of creating a meal seems once again to be at the heart of entertaining guests, with many kitchens now incorporating supersized islands and open spaces for guests to eat, drink and socialise.



TIMELESS STYLE

While the classic AGA has never really gone out of style, its combination of understated design and serious culinary pedigree now assure the venerable range a home in even the most ultra-modern kitchen.

With an assortment of similarly styled (and equally high quality) AGA appliances, from refrigerators to dishwashers, this could be the bold design flourish for you. (AGA Cookshop, 64-68 Princes St, Perth, or 51 Frederick Street, Edinburgh, www.agaliving.com)

CULINARY THEATRE

This stripped back kitchen from Harvey Jones' Linear range is a great example. Plain slab cabinets, with glass and stainless steel appliances are set against exposed brickwork and ceiling beams, with a copper feature lamp and matching kitchenware providing a striking accent.

A generous multifunction island brings the cooking area right into the open plan social space. This is truly a kitchen for culinary theatre! (Harvey Jones, 0131 225 2950, 31 Castle St, Edinburgh)



High performance

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Have you ever wondered why the most beautiful kitchens feature an AGA?

To arrange a FREE one-to-one demonstration and to find out more about AGA cookers and refrigeration, simply visit or call:

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Tartan revival

Scotland's national dress is enjoying a renaissance on the catwalk. From Chanel's recent show in Linlithgow Palace inspired by Mary Queen of Scots to Moncer Gamme Bleu's tartan-attired models in Milan, tartan has never been more chic. From homewares to handbags, carpets, crockery, there are plenty of fresh and contemporary ways to introduce some patterns into your life.

▼ CHECK THIS OUT



ANTA's products are influenced by their Highland heritage. The designers take a fresh approach to traditional tartans and tweeds in their fabrics, furniture, stoneware and clothing. Bring modern Scotland to your table with this Ruairidh Waugh range, based on the Drummond tartan. ANTA's flagship Edinburgh showroom features the full collection. (ANTA, pictured: £22 for a small mug, plates £52, porridge bowl £30 and salad bowl £90, 0131 225 9096, www.anta.co.uk)

WALK THE LINE

Vivienne Westwood has designed three tartan rugs, 'Fire', 'Cave Girl' and 'Flintstone' inspired by early British life. These are vibrant prints that will add attitude to any room. The rugs are handmade wool tapestries with cashmere backing. (Available exclusively to The Rug Company, 2.74x1.83m £4,237 or £845/m², www.therugcompany.com)



NESS BEST THING

For all things tartan, look no further than Ness, whose quirky range of clothing, bags and homewares bring a splash of modern style to this most Scottish of icons. (Ness bags from £40, www.ness.co.uk)



Interiors with character



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

The single most important tip I would give to anyone considering decorating their home is: be yourself.

Too often rooms end up looking like hotel lobbies, and far too many interiors bear no imprint of their owner's personality. Not only does this lead to a bland, generic end result, but it will rapidly date as the current trend goes out of fashion.

This may sound obvious, but reconfiguring and designing a living space can be a complicated process. It is easy to feel swamped by the input of the various parties involved, to become

side-tracked, and to finally end up with a home which doesn't feel like your own. But it is your haven and it should mirror you and your family's lives which is why, in over 25 years of designing, I have never pursued a 'signature style'.

Designing for me is a matter of combining creative inspiration, product knowledge and technical expertise, and harnessing this to a shared ambition. The designer should be the client's main ally on a project rather than just one of many competing parties; otherwise, it is a short step from successfully achieving that shared ambition to the client simply being the recipient of a designer's standard look.

By constantly responding to their clients' needs, a designer continues to develop creatively, to seek out new products and materials and to stay fresh. Conversely, many 'signature styles' are inevitably repetitive and increasingly barren. Thankfully, recent articles

by the likes of Susan Crewe, Hatta Byng and Johnny Grey reflect an increasing desire for interesting, personal and 'characterful' interiors.

So, stay true to yourself and seek out an interior designer who will listen and who will design specifically for you rather than for themselves to create a truly unique – and personal – home.





DESIGN CLASSIC HITS THE BIG 4-0

It may have been described as “a tube of toothpaste folded back on itself like a stovepipe and closed at both ends” by its designer, but this hasn’t ruffled the enduring appeal of the Togo “seat cushion”. It celebrates its 40th birthday in 2013, selling 1,280,000 pieces over those four comfy decades. A cult piece of the 70s, it hasn’t only been embraced by the hippies, having popped up in glamorous locales, from Hollywood hotels to rock-star mansions. (Available from Ligne Roset Edinburgh, 12-14 Jeffrey St, Edinburgh, Tel 0131 555 0100)



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Modern classic

With flawless décor and a real cook's kitchen, this spacious family home brings an up-to-date approach to an elegant Victorian property in a sought-after area

23 Wester Coates Avenue is a beautiful example of the kind of classic late Victorian property which makes this area so enduringly popular. Large and elegant, with a generous garden and many original features, this is the rarest of finds: a real family home in the heart of the capital.

This impression is confirmed the moment you set foot over the threshold into the warm and welcoming reception hall.

The ground floor boasts three large public rooms, with the dining room and drawing room in particular creating a real impression. The décor of both of these rooms is true to the architectural style of the property. It also keeps with modern tastes, blending original features – including elegant plaster mouldings and ceiling roses,

with contemporary design touches.

To the back of the property, the kitchen is designed for serious cooking (an observation confirmed by the current owner). There is ample workspace, plentiful storage and an impressive gas range, all laid out with obvious thought and attention.

The other clue that this is a real cook's kitchen is its generous open-plan social space. Easily accommodating a dining table and chairs, this space serves as an informal alternative to the more formal dining room, where guests can sit and chat, or perhaps have cocktails while their meal is being prepared.

Off the kitchen is a handy and spacious utility room, with plenty of space for appliances and a cook-friendly second sink, meaning dirty dishes, pots and pans can be soaking out of sight.

Another attractive feature (particularly

for a family home) is the secluded study/fifth bedroom. Accessed by a short staircase off the kitchen, the study is charming, with a pitched ceiling and view of the garden. It stands apart from the rest of the property, yet is only a few steps from the kitchen. As such, it makes a perfect adult nook, sheltered from the hustle and bustle of family life while remaining firmly part of it.

Upstairs, each of the four double bedrooms impresses with its own distinct character. All feature spacious and attractive built-in wardrobes, while three also boast en suite bath or shower rooms. We were particularly taken with the bright and airy master bedroom, which has a bay window looking out over the well-kept garden.

Dominated by tall bay windows, the master bedroom is bright and airy; the perfect haven at the end of a busy day. As is

OR YOU MIGHT LIKE...



37 Craigmillar Park, Newington, EH16 5PD

"Muirhead House" is a magnificent traditional stone built Victorian villa nestled within the highly desirable Newington area of Edinburgh. Internally the property has been completely renovated to an exceptional standard and is in immaculate condition offering a blend of modern sophisticated living within a traditional environment.

Search espc.com with the reference 313205 for more details on this property or call Pagan Osborne on 0131 253 2976



GARDEN

With a raised patio area, original Victorian glass summer house and broad, well-kept lawn, the south-facing garden is undoubtedly one of this property's star attractions.

The mature borders and flowerbeds have been designed to require little upkeep and during the summer months bloom into a wonderful display of colour.



LOCATION

Despite being a few minutes from Haymarket train station and Edinburgh's vibrant city centre, the handful of streets that make up Wester Coates are an oasis of civility, space and calm. Because there are only two roads in and out, it is no-one's shortcut. The result is that people know their neighbours, the spacious gardens are quiet and the broad roads safe and clean.

It is also on the doorstep of St George's School for Girls and a meeting place for several of the city's scenic and extensive cycle routes.



the case across the property, the colour scheme and decorative finish are flawless.

It has its own door to the main family bathroom, which features a pedestal bath, separate shower and generous storage. Lock the door to the landing and this becomes the master bedroom's luxurious en suite.

Wester Coates is a unique part of the city, in terms of its central location and setup. 23 Wester Coates Avenue is a truly special family home, marrying elegance, space and peace with the opportunity to enjoy everything Edinburgh has to offer. ■

{MORE INFORMATION}

23 Wester Coates Avenue, Edinburgh, EH12 5LS.
Offers over £1,000,000.
For more information, call HBJ Gateley on 0131 253 2889.
Visit www.espc.com/23westercoates





Add a little cachet to your home with a bespoke upholstered chair

Tailor-made seating

Imagine being fitted for a chair?

It may seem odd but, according to master upholsterer Peter Holmes, of Ferry Road's bespoke upholster Be Seated, it's the only way to ensure a perfect fit.

"People come to us when they can't find what they're looking for on the high street," he said. "And we tailor the piece to fit the client. We don't just make a chair, cover it in a fabric and hand it over. Our customers expect to be invited to visit the shop several times during the manufacturing process to try out their chair."

He added: "A number of other clients come in with furniture that's been handed down through the family, and needs restoring or reupholstered. Others are recycling – that's the buzzword at the moment, and it makes me smile because that's what I've been doing for 30 years!"

Neil Henderson is another craftsman who can make period furniture look like new, at his workshop in Ramsey Place in the capital. He said: "A lot of my customers have had favourite items of furniture for years, and they know they can't go out and buy the same quality brand new. They also have difficulty getting the fabric they want in the high street. Right now, tartan fabrics are proving very popular, and they make the



piece of furniture look very stylish."

Be Seated carries out furniture conservation too. Peter said: "At the moment we're working on 18 dining chairs from Mount Stuart, the estate on the Isle of Bute. Conservation means carefully taking an item apart so that every part can go back as closely as possible to the way it came out."

"We've worked on all sorts of furniture over the years, for the National Gallery and other galleries and museums, and for the National Trust. That's the exciting thing

about this business – you never know what – or who – is going to come through the door next."

Peter offers his customers a wide range of natural and man-made fabrics to choose from – and the frames of his bespoke products are all made in the UK.

"We always try to use locally sourced materials, and Scottish fabrics from places like Isle Mill in Perthshire and Bute Fabrics are very popular."

He's noticed in the current economic climate that customers seem to have reverted to traditional styles and patterns again. "There was a design explosion in the nineties and noughties, with furniture taking on sharp, clean edges and big patterns. But recently we've discovered that customers are going back to older styles that they are comfortable with."

Neil, who has 17 years' experience in the upholstery and bespoke furniture sector, agrees: "It's my older clients who are more likely to have pieces restored. Young people are more likely to throw their pieces away and buy new." ■

{MORE INFORMATION}

For more information visit: www.beseated.co.uk or hendersonupholstery.co.uk

Great designers of our time – Ronan & Erwan Bouroullec



Julian Darwell-Stone continues his series on great designers by introducing two French brothers, born in the 1970s, who took the design world by storm with their first joint projects in the late 1990s. They have gone on to produce exceptional furniture designs as well as working in product and interior design.

RONAN & ERWAN BOURULLEC

The brothers were discovered in 1997 by Giulio Cappellini, one of the founders of the eponymous Italian furniture manufacturer, who asked them to produce designs for the Closed Bed and Spring Chair. Issey Miyake then chose them to design his Paris store and there followed the beginning of a long relationship with Vitra: output included a revolutionary desking system (Joyn), the Alcove sofa, Worknest and Algae.

The Bouroullec brothers have designed products for many manufacturers including Magis, Alessi, Established & Sons and Hay. In 2005, they commenced a relationship with Ligne Roset, the



creative French furniture brand, designing the Facett sofa, Cloud fabric wall system and most recently the Ploum sofa. They have also developed a relationship with Kvadrat, the Danish textile brand, integrating fabrics into products and installations; in 2011 they designed 'Textile Field', a 30m wide flooring sofa in the Raphael Gallery in the Victoria & Albert museum.

In less than 15 years the Bouroullec brothers have become lauded with many of the world's great design awards and permanent exhibits in leading international museums. They are still young – there are so many more exciting and practical products to come as they aim to add character and make a difference to the spaces around us.

Julian Darwell-Stone is Managing Director of Tangram, the leading experts in contemporary furniture and interiors, and Director of Ligne Roset Edinburgh. Further information at www.tangramfurnishers.co.uk and www.ligne-roset-edinburgh.co.uk



Facett sofa and Cloud fabric wall system by R&E Bouroullec. Available from Ligne Roset (www.ligne-roset-edinburgh.co.uk)



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Auction adventure

Going going gone... and you're now the proud owner of a Georgian dressing table to go with your elegant period townhouse... or Victorian wardrobe... or a stylish art deco lamp.

Today's furniture auctions are an Aladdin's cave for both collectors and those people seeking out something a little bit different.

The great thing about auctions is they give you the chance to bid for furniture, paintings, vases and other items that have just come on to the market from sources as diverse as historic houses and private collections. You'll certainly be getting good value for money by buying through an auction and have a lot of fun in the process... but you mustn't get carried away!

If you've got your eye on an item, it's important that you temper your enthusiasm with a bit of homework beforehand.

Most auction houses produce online catalogues of their forthcoming sales and hold public viewings of the items a few days before the event. Bruce Addison, furniture specialist with international auction house Bonhams, suggests this is the time to do your research: "Go to the public viewing, see the items you're interested in and ask advice from the auctioneers. They will be happy to advise you on an item as well as give you an indicative range of cost. You can also request a condition report if you want to know details of any damage or restoration."

The atmosphere of the sale room is exciting... the items you find within will become treasured mementoes



Public viewings are also a great source of inspiration, as Bruce explained: "Auction houses are a good place to get ideas for your home, so it's worth looking to get a feel for what is on offer. Interiors are less formal these days and while furniture that

is contemporary with one's home might be the most successful, it is also entirely possible to combine a variety of antiques with modern art, or modern design classics with period oak – it just depends on your style."

The most important advice is to have a top figure in mind before you bid to stop you going over budget.

Another important point to remember is that there are other costs associated with buying at auction: the 'buyer's premium', which is the auction house's commission and can range from 15-25 per cent.

Sybelle Thomson runs the family firm of Thomson Roddick, which holds regular antique auctions in Edinburgh and Dumfries. She advises 'newbies' to attend a few auctions before they start bidding.

She said: "It's an exciting and competitive environment that can be a bit intimidating for some people, so it's a good idea to sit in a few to get the feel of how it works. We try to make our auctions friendly and I always give people time to think when I can see they are making up their minds on whether to bid further.

"Most people think it's a great way to buy items and they get hooked on the atmosphere."

So if you are looking for something with a little character, head down to your local auction house... and happy hunting! ■

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millerhomes.co.uk/graysmilldell



Price and availability correct at time of distribution. Photography represents a typical Miller Homes exterior and interiors at Graysmill.

miller homes



WHAT A COOL IDEA

Marnie Moyle's hand-crafted carved fridge has an insulated inner box and will hold 12 bottles of wine snugly. It also makes a generous seat and is very good at containing things, indoors or out. And as with all Marnie's furniture and accessories, it can be carved with words of your choice – placement and characters can be discussed during commission.

(Green Oak Furniture, £720, www.greenoakfurniture.co.uk
Marnie's work is available from A Miller's Tale in St Andrews, 01334 474845, South Street, St Andrews)

Here comes summer

Balmy nights, cocktails on the lawn, barbecues with family and friends.... what better way to complement your garden room (page 22) than with outdoor furniture that combines beauty and functionality for many years to come

ROCK BACK AND RELAX

The Bilbao range from John Lewis has a whitewashed eucalyptus finish to soften the minimal design and allow the furniture to merge with the natural environment. All-weather fabric adds practicality, while low-level seating creates a relaxed atmosphere. (John Lewis, prices range £20 to £999 for a dining set – the rocking chair shown is £175, 08456 049049, www.johnlewis.com)



AL FRESCO FEASTING

Who needs Spanish sunshine when you can relax in your own back garden with the Malaga outdoor dining set? The table and six chairs can be kept outside all year round – autumn appetisers, anyone? (Sterling Furniture, £1299, 0845 543 0469, www.sterlingfurniture.co.uk)



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HOMES

Bathed in wellbeing

Premier Living goes in search of the latest ways to transform your bathroom into a truly indulgent haven of relaxation, health and wellbeing

HOT STUFF

Our Scandinavian neighbours have long understood the benefits of saunas; whether heated by steam or modern infra-red technology, regular use of a sauna will help to keep your blood vessels in shape and stimulate circulation, as well as pepping up your metabolism and immune system.

Today's compact sauna pods, such as the stylish and efficient SA range from Villeroy & Boch, are designed to fit into even relatively modest spaces. (Boscolo, price on request, 160 Causewayside, 0131 662 8222, www.boscolobathrooms.co.uk)



GET LIGHT-HEADED

Chromatherapy is the latest thing in bathroom wellbeing. It's based on the theory that colour affects mood, and that exposure to certain kinds of light can benefit health. With underwater lighting in selected hues, chromatherapeutic baths promise to do for the mind what hot water does for the body.

This model is part of the beautiful contemporary selection from Kohler, and features an innovative 'overflowing' design so the bather is fully submerged. (William Wilson Ltd, from £8,400, 0131 657 5151, 70 Newcraighall, www.williamwilson.co.uk)

AND... BREATHE

Steam showers and cabinets are in fashion, and it's not hard to see why. Taking up no more space than a high-end shower cabinet, a steam generator fills the air with climate-controlled vapour, helping open up your airways and soothe tired muscles. Add some aromatherapy fragrances and it really is blissful.

Specialists such as Helo have their own off-the-shelf range of steam cabinets in various sizes, but will also design bespoke solutions for your home. (Victor Paris, price on request, 178 Dundee Street, 0845 607 6944, www.victorparis.com)





Luxury and function.

The two most sought after qualities that people look for in a new kitchen or bathroom. Of course, design and style are of paramount importance. But at Redpath, we understand that purpose should always come first - without compromise.

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www.redpathinteriors.com



Do you fancy owning an exclusive urban bolthole? Come down the garden path...

Room to bloom

Assuming you have the ground to spare, a garden room may be just what your home needs to lift it from 'special' to 'extraordinary'!

More and more homeowners are choosing to improve their property by adding a room outside – either as an office, a bedroom... or even a living

room with a view that you can relax in!

Anyone who works from home will know the satisfaction of being able to separate their work life and family life without the need to commute.

You could give your guests the option of a private retreat, away from the main house. If space permits, you could even consider adding a bath/shower room – or even a spa – to your garden bedroom for an added touch of sophistication.

And how about the chance to relax in your own private place,



listening to music or enjoying the peace and quiet?

You may find that adding a room outdoors will give you options indoors, too. Free up space in the main house by transferring items outdoors.

What the garden room creates is a luxurious alternative to a house extension, but with little disruption to your business or lifestyle.

Garden rooms come in all shapes and sizes, from wood-finished traditional styles to avant garde pods or cubes. The choice is yours and there are many options. And, of course, a garden room will add value to your home without disturbing the house that already exists.

Garden rooms can be eco-friendly, too. Modern garden studios also have low operating costs, as they will incorporate super-insulated walls, energy-saving glass and low-energy heating and lighting – and they are built to last.

These havens require very little maintenance, and you can be confident that they will continue to be an asset to your property for many decades to come. ■

{MORE INFORMATION}

Mozolowski & Murray is an award winning conservatory and garden room designer, based right here in Edinburgh. They have been behind some of the most distinctive

bespoke garden structures you could hope to see, from spectacular Victorian-style conservatories to high-tech eco-dens. Visit their design centre at 57 Comiston Road, EH10 6AG, or the website at www.mozmurray.co.uk/ for more inspiration.



Mozolowski & Murray

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Great King Street home typifies all that is great about Edinburgh's Georgian New Town

Warm yet stylishly grand

Situated between the George Street shopping area, Stockbridge and the city's Botanic Gardens, it is easy to see why Great King Street is one of Edinburgh's most desirable locations. In many ways, it is the archetypal New Town street; broad, elegant and with a distinct air of exclusivity.

Number 66/2 is a five-bedroom original double upper in the centre of an 'A' listed

Georgian pavilion-style terrace, the façade of which was designed by Reid and Sibbald as part of the first extension of the New Town.

The property was originally built as the Edinburgh residence of the Tennent family (the famous Scottish brewers), by a gentleman named Paten, who lived in the neighbouring 66/1. Later, it was bought by William Turnbull, founder of Edinburgh auctioneers Lyon & Turnbull.

In the 1970s, a dip in New Town property

prices saw the property let to students and fall into neglect. It was in this state when Mr and Mrs Wilson purchased it in the late 1980s. As an architect, Mr Wilson saw the property for what it was – a unique and characterful family home in need of largely cosmetic renovation.

Over the course of two significant renovations (the second in 2007), the property has been lovingly transformed into a stylish modern home, where classic Georgian elegance is perfectly balanced against clean,



contemporary lines and modern materials. The Georgian decorative elements never cross the line into excessive pastiche, while the modern spaces take their cue from the shape and aesthetic of the building.

Fundamentally, the renovation really succeeds in the understanding of proportion, space, and their importance in Georgian architecture. Nothing has been imposed onto the original layout to interrupt its impeccable flow.

At the heart of the property is a wonderfully light hallway, through which a wide stone stairway winds up to a spacious first floor landing, capped with an attention-grabbing domed cupola, complete with original plaster mouldings. Flooded with natural light, even on an overcast day, the hall carries its dark oak flooring and black iron bannister with easy style, creating warmth where there could otherwise be gloom.

This, combined with the large windows in every room, makes the entire property extremely bright. The south-facing reception room and bedrooms in particular benefit from wonderful light during the day and, because the property is raised above the broad street, this is still true during winter.

The well-lit north-facing rooms also have the advantage of looking down over the hill of the New Town, thereby enjoying an unobstructed view of one of Edinburgh's most striking skylines, right across to the Firth of Forth.



While the property is centrally heated, the original Georgian fireplaces have remained – somewhat unusually – intact throughout its various incarnations and add considerably to the overall character.

Upstairs, each of the four main bedrooms is almost as large as the last, while even the smallest fifth is far from boxy. They are, again, impeccably decorated, each with its own individual character while remaining true to the over-arching decorative scheme.

No fewer than four bathrooms, shower rooms and WCs serve the property, including two en-suite for the main bedrooms. Three of these are superbly executed in a high-quality modern style, with calming natural finishes and concealed lighting. The fourth, located halfway up the main staircase, is a unique and witty take on the traditional cloakroom, decorated to resemble the interior of a



velvet-lined carriage.

The long private garden is quiet and mature, with a lawn and paved barbeque area, well positioned to catch the evening sun on summer nights. Below street level is a large traditional basement, comprising two large rooms and a separated wine cellar.

Although the floor plan has clearly been designed to make best use of the available space – for example, with wedge-shaped cupboards built into the space behind the living room's bow end wall – this does not feel like a city centre double-upper. Rather, it feels like a roomy Georgian house, suspended two storeys above street level.

It is a testament to the renovation's commitment to quality that so many of the property's small details escape the first glance. From the on-trend high gloss kitchen cabinets – angled deliberately to reflect the

OR YOU MIGHT LIKE...



Trinity Park

In one of Edinburgh's most coveted areas, CALA Homes' Trinity Park is a collection of four-bedroom Georgian-inspired villas, three bedroom mews homes and two and three-bedroom apartments, housed within a timeless walled garden in the popular Trinity area of the Capital. Current prices start from £525,000 and showhomes are open daily from 11.00am - 5.00pm.

For further information call 01324 600 265 or visit www.cala.co.uk

KITCHEN

The temptation in a property like this is to go with a faux-classic kitchen design, with all overt concessions to modernity hidden behind elaborate decoration. This property wisely goes the other way, with ultra-modern appliances, materials and design.

A large island in the centre of the room can be an extra work surface, but is also easily large enough to serve as a second dining table. The presence of this less formal space for dining and entertaining reinforces the impression of a stylish yet welcoming family home.



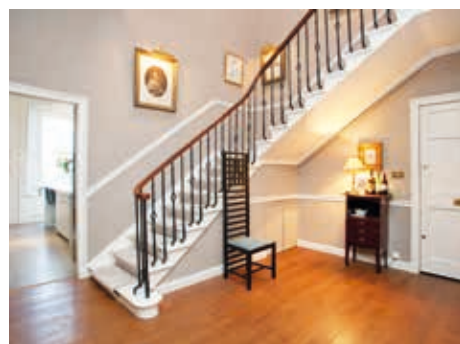
ENTERTAINING

The property's two main reception rooms are impressive, to say the least. Large and well proportioned, with high ceilings and many original features, both rooms feel luxurious, without being stiff or formal.

Reversing the original roles of the two rooms, the current owners have opted to have the living room at the front (to benefit from the bright south-facing

aspect) and the dining room facing back, with a spectacular northern view over the New Town.

The size and shape of both rooms means they positively thrive with large, distinctive pieces of furniture. The current owner's grand oval dining table, for example, really helps define the space; accentuating its scale rather than diminishing it.



view of St Stephen's church to the west when one enters the room – to the wall mouldings in the main reception rooms – custom made to the same specification used elsewhere on the street – no detail has been left to chance.

And while it is easy enough to pick out many more specific touches, it is really the net effect of many good decisions which gives this property that elusive balance between elegant formality, stylish modernity and genuine warmth. ■

{MORE INFORMATION}

66/2 Great King Street, Edinburgh, EH3 6QY.
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For more information, call Russel + Aitken
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Visit www.espc.com/66greatking

Snowdrops, frolicking lambs and the March issue of *Premier Living* – all signs that spring is finally upon us. We hit the shops, determined to meet the sun in style

Put a spring in your step



BIRD FEEDER BY EVA SOLO

This distinctive, hand-blown glass bird feeder comes from Denmark's Eva Solo, and is typical of their organic, highly practical design ethos. Sure to cheer your garden and, we're confident, its avian residents. (Moleta Munro, £39, 0131 557 4800, 4 Jeffrey Street, www.moletamunro.com)



PICNIC TIME

Get out and enjoy the sunshine with a bespoke hamper from Henri of Edinburgh, the delicatessen and wine merchant. There are several set selections for you to choose from, but it's far more fun to put together your own package from Henri's extensive range of delicious French victuals.

(0131 447 8877, 376, Morningside Road and 48 Raeburn Place, Stockbridge)



TAKE COVER!

This attractive and practical Barlow Tyrie pavilion is a cut-above the usual fly-away affair. Intended to be a permanent fixture, it comes in a variety of colours and sizes and is made to withstand anything nature throws its way. It has a heavy duty aluminium frame with the roof and curtains in a high-tech, fade-resistant fabric. (John Lewis, £2,895, 0131 556 9121, St James Centre, www.johnlewis.com)

LOOKING FOR SOME HOT STUFF?

What Scottish spring would be complete with a barbeque? You'll find no gas-fired monsters here though, only beautiful, high-end wood burners, for the style-conscious caveman in us all

RAIS GIZEH

From European fire geniuses Rias and Harrie Leenders (a *Premier Living* favourite), Rais Gizeh can be used as an outside fireplace or barbeque. (Bonk & Co, £832, 0131 202 5081, Abbey Lane, www.bonkandco.co.uk)



FREISTELLER TAURUS

From Sieger Design, the Taurus is a contemporary design in powder coated black steel, with stainless steel ash collection trays and cooking grills. (Ecompass, £2,992 www.ecompassco.com)



SWAP THE GARDENS FOR THE GREENS THIS JULY



THE COUNTDOWN HAS BEGUN. THE OPEN IS GETTING CLOSE.

And, being just 20 miles from Edinburgh, one of golf's greatest challenges is nearer than you may think. So come and join Els, Woods and McIlroy from 14-21 July 2013 at Muirfield, East Lothian. It's a landmark event.

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HEAD IN THE CLOUD?

There are now several easy to use 'cloud' services available which allow you to stream high-quality music from the internet on demand.

Apple, Amazon and Google all offer 'scan and match' services that will scan your local music library, identify which songs you own, then make the whole collection available for you to stream wherever you are. New purchases made in each provider's online music store are also instantly available for streaming.

The main disadvantage to all these services is that you have no control over the format and quality of the tracks. While recordings will sound excellent to most ears, die-hard audiophiles may want to 'keep it local' (see below).

The days of changing discs are over. You can now listen to your music without leaving your armchair

Gear to strike the right chord

It's easy to get misty-eyed with nostalgia for the days of rushing home from the record store, clutching a new seven-inch to your chest. But, if we're being honest, it is hard to find fault with the convenience and versatility of new digital formats.

One of the greatest benefits is that, teamed with a wireless network, your music can now be beamed to devices around the home. Crucially, a home-wide media network can be put together piece by piece, from a variety of hardware providers.

KEEP IT LOCAL

If you are prepared to keep your digital recordings in your home, on a PC or network attached storage, you retain control over the quality of the conversion. Without getting too caught up in the detail, many modern home media streamers will support better-than-CD quality recordings stored in this way.

This approach also generally means you are less tied to the proprietary streaming technology of a single provider (Apple or Amazon, for example) giving a wider choice of playback devices.

Apple TV is, perhaps surprisingly, the inexpensive and simple option. It will stream from iTunes in the Cloud, or directly from your home iTunes library. It will also play music wirelessly through any other Apple Airplay-

enabled devices on the network. It's £99 from John Lewis.

At the other end of the spectrum, the suitably serious-looking Naim NAC-N 172 XS eschews any cloud capabilities, in favour of impeccable playback of high-res audio files. It's an order of magnitude better in the sound stakes, but only for those serious about their digital music. £1600, Richer Sounds.



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Global ideas, local flavours

With five Michelin-starred restaurants, the most in any UK city outside of London, high-end dining is not going out of fashion in Edinburgh anytime soon. However, while the Michelin boys may represent one type of Edinburgh's culinary crème de la crème, their restaurants are perhaps not the ones which will draw the most attention in the next few months.

Right now, that accolade belongs to Timberyard and Gardener's Cottage, both of which have drawn inspiration from René Redzepi, chef at Noma in Copenhagen and, last year, a cover star of *Time* magazine. Converted from a herring warehouse, Noma has been named the best restaurant in the world for the last three years running by *Restaurant* magazine's team of global experts.

Redzepi's driving ethos is to forge a new Nordic cuisine; one which uses seasonal, local ingredients to create dishes that taste of the land from which they were grown, reared and foraged. It is not a million miles from the French idea of terroir but it comes with considerably less cultural baggage. The Radford family at Timberyard and Dale Mailley and Edward Murray of Gardener's Cottage have similar ideas for their Edinburgh ventures.

Hyper-local sourcing, including growing

Among the exciting dining developments in the city is hyper-local produce inspired by Scandinavian thinking

some ingredients themselves; sustainable relations with producers and menus which closely follow the seasons are key at both restaurants. The resulting dishes are simple, free from cheffy flourishes but exciting and bursting with Scottish flavour – all of which explain why Timberyard and Gardener's Cottage are the talk of the town.

Equally interesting is a nascent venue taking shape in Stockbridge, under the guidance of Tom Kitchin and Dominic Jack, the Michelin-starred chefs behind The Kitchin and Castle Terrace respectively. The duo have taken over San Marco Restaurant on Mary's Place and aim to offer 'a warm, family-friendly atmosphere matched with affordable, freshly prepared, home-cooked dishes using the very best local produce'.

At the time of writing, the opening date is as vague as "sometime in spring" and the venture's name has yet to be divulged.



Gardener's Cottage is a hot ticket on the restaurant scene



On the subject of well-known chefs cropping up in surprising places, the capital's burgeoning guerrilla dining scene is white hot at the moment. Typical are events such as Tony Singh's Road Trip. For the last couple of months, the former Oloroso and Great British Menu chef has been holding sold-out hit-and-run events where he has rustled up a smorgasbord of international food. Catch them if you can. ■

{MORE INFORMATION}

Timberyard, 10 Lady Lawson St, Edinburgh, EH3 9DS Tel: 0131 221 1222

Gardener's Cottage, 1 Royal Terrace Gardens, London Road, Edinburgh EH7 5DX Tel: 0131 558 1221



Timberyard is one eatery focusing on local produce for their dishes

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AN OPEN INVITATION



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We may not be as endowed with distilleries as other parts of Scotland, but Edinburgh is still a magnet for whisky lovers the world over. Why? Because we have some of the best whisky bars anywhere in the world

Spirit of the city

THE VAULTS IN LEITH

Home to the Scotch Malt Whisky Society, the Vaults is a warm and welcoming bar, where members and their guests can enjoy a unique collection of the society's own single cask, single malt whiskies from across Scotland and beyond. While the rows of identical-looking bottles can look intimidating for first-timers, the staff will jump at the chance to share their recommendations.

The food here is straightforward but very nicely done and a busy calendar of tastings and other events ensure there is always something to worth seeing. The Vaults in Leith, 87 Giles Street, Leith EH6 6BZ



THE BOW BAR

A real old-fashioned pub, set apart from the hectic Grassmarket just down the road, the Bow Bar is a favourite of whisky lovers in the know. The well-worn wooden bar is stacked with malts (not to mention a selection of well-kept guest ales), but take the time to peruse their impressive whisky menu before taking your pick. Classic bottlings rub shoulders with rarities from your favourite distilleries. Take care though – you may not want to leave. The Bow Bar, 80 West Bow, Edinburgh EH1 2HH



THE CLOISTERS BAR

A great pub all round (its CAMRA recommendation confirms its real ale credentials), The Cloisters is well kept but relaxed. With a roaring fire and a friendly staff, patrons can be assured that they can take their time in poring over the extensive malt list. The Cloisters, 26 Brougham Street, Edinburgh EH3 9JH

WHISKI

Its name and position on the Royal Mile may ring warning bells that Whiski is for the tourists, but this impression couldn't be more wrong. There's no clichéd Scottish paraphernalia here, only good food, a wonderful atmosphere and a great whisky selection. The malts are clearly displayed, making it easy for even the casual whisky drinker to explore. Whiski, 119 High Street, Edinburgh EH1 1SG





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Painting 'Indian Gateway' by William J L Baillie CBE PPRSA. The RSA is a registered charity no.SCO04198



A class above

In the face of competition from budget flights, business class is fighting back – offering an attractive alternative

There was a time when business-class air travel looked doomed, in the face of irresistibly cheap flights from the budget airlines. But, as ‘budget’ prices have crept up and passengers’ tolerance of ‘no-frills’ customer service has crept down, many traditional airlines are now hitting back.

The budget threat has clearly been good news for business and first-class travellers, as premier carriers such as BA, Emirates, Continental and

Virgin have accepted that customers need more enticement than extra legroom and real cutlery.

Even before boarding the plane, business-class passengers typically enjoy faster check-in and access to an exclusive lounge offering complimentary drinks, newspapers and internet access. Some lounges even offer showering and sleeping facilities.

On board, seats have come a long way in the past decade. The fact that you get a lot more space (typically at least 50 per

ONE BAG IS ALL YOU NEED

Travelling can be stressful, particularly when you heave about heavy luggage, or even find that it’s been sent to the wrong place.

Many people are now travelling with one carry-on bag to lighten the load. You’ll find plenty of advice

online (see www.onebag.com), but some of the top tips are to wear bulkier items, carefully choose your wardrobe to match items and consider what you really don’t need.

Here are two options for your one bag – one light and one very light...

HIGH-TECH EFFICIENCY

Made from advanced materials, this Samsonite Cubelite roller marries lightness with exceptional strength. It will fit in most airlines’ cabin baggage limits and has a plethora of pockets and organisers for papers, gadgets and personal effects. The last word in super-efficient cabin luggage. (John Lewis, £335)





cent more) is a given, but the real advances have come in recline options. Completely flat seats, which recline to 180 degrees, are still a rarity and generally restricted to super-premium services. So-called 'lie-flat' seats, which recline to 170 degrees, are increasingly common, particularly on long-haul flights. Reclining seats are often arranged in herringbone formation to accommodate more passengers without compromising on comfort.

Entertainment options in business class also make economy look shabby, with high-quality big individual screens to view (in many cases) a library of video on demand to keep you entertained during the long hours.

Food has always been a key benefit of business class travel and the contrast with economy class remains stark. Passengers are typically offered a choice of dishes from a selection of national cuisines. And, yes, meals are still served with real cutlery. ■

LOW-TECH ELEGANCE

We love Mackenzie bags. Hand made to order in Edinburgh, using beautiful leathers, they will last a lifetime. This satchel is perfect for the cabin, with double front pockets. (Mackenzie, from £350, 07960 359878, www.mackenziebags.co.uk)



Win... A Two Night Spa Package at Stobo Castle


SO STOBO
Scotland's only destination spa



AWARD-WINNING STOBO CASTLE

is the ultimate escape where one can indulge in a luxurious haven, unwind and enjoy some of the finest hospitality and first class service that Scotland has to offer.

From the sweeping driveway when one enters the castle you are enveloped into an environment of unrivalled luxury, serenity and calmness.

The Spa that boasts Scotland's only 25m ozone pool, hydrospace, ladies & gents health suites, outdoor hot tub and a choice of over 80 different health and beauty treatments.

Stobo chefs create dishes sourced from only the finest Scottish produce that satisfy even the heartiest appetite.

Stobo Castle combines the finest spa facilities with premier hotel service – So Special...So Stobo.

THE PRIZE

The winner, plus a guest, will enjoy a two night stay in a classic room, including all meals from dinner on arrival to lunch on departure, use of the spa facilities, access to the Japanese Water Gardens plus a back massage with relaxing oils each.

TO ENTER

For your chance to win this luxurious prize, please email jenni@stobocastle.co.uk including your name, address and a contact telephone number before 30/6/13. Please indicate if you DO NOT wish to be sent promotional updates from Stobo Castle in the future.

SPECIAL OFFER

Overnight stays from £109pppn including dinner, breakfast, lunch and use of the spa facilities. Spa Days and Half Day packages also available – see www.stobocastle.co.uk.

Stobo Castle Health Spa, Stobo, Peeblesshire, EH45 8NY.
01721 725300 reservations@stobocastle.co.uk

With the cost of living constantly on the rise, it's prudent for parents to investigate all the options when it comes to saving for their children

Investing in the future

The cost of raising children has risen dramatically in recent years, with school fees, university tuition and deposits for a first home all adding to the bill. So, when parents save for their offspring, it is now often with specific goals in mind, rather than for a rainy day.

There are several options open to parents, either to make savings directly in the child's name, or in your name on the child's behalf.

The Junior ISA has been a popular mass-market option for several years and has several benefits. It is straightforward from an inheritance tax and capital gains tax perspective, and it allows multiple relatives to make deposits totalling up to £3,600 per year – which can include stocks and shares.

Funds in the account are inaccessible until the child reaches 18, at which point they roll into a full adult ISA in the child's name. The Junior ISA isn't available to children born between 1 September 2002 and 2 January 2011 who were automatically enrolled for a Child Trust Fund – the defunct predecessor to the Junior ISA.

For many parents, the choice of investment vehicles for

children often boils down to access and control. In the case of the Junior ISA, for example, children may see a significant amount of money rolling into their adult ISA, with which they can do as they please. This will worry some parents.

But there are other tax-efficient investments which can be made in the child's name, often with more attractive access terms. The main advantage of investing in the child's name is that children have their own tax allowances and exemptions, potentially adding up to big savings over the years. The interest accrued on ordinary building society accounts can be received gross by filling in an R85 form.

Trusts and other forms of investment not held directly by the child are also popular, particularly among more savvy savers. The approach has several advantages. For example, if a parent invests money for a child directly, and it generates more than £100 per year income, that income is taxable to the parent – a problem avoided by trusts. It also avoids the prohibition on children under 18 directly holding investment trusts, shares and certain other assets.

A typical trust setup might see grandparents investing an

initial lump sum, topped up over time, with the grandchildren named as beneficiaries. This puts the trustees in control, safeguarding against any teenage excess.

Such setups can be extremely tax efficient, particularly from an inheritance tax and estate planning standpoint.

With careful planning, it's possible to cover the ever-growing cost of sending children out in the world, while at the same time improving your own tax position. Consulting with a professional adviser is always a good investment in itself. ■



{FINANCE ADVICE}

VICTORIA WHITE OF ADAM & CO OUTLINES THE BENEFITS OF WORKING WITH A PROFESSIONAL WEALTH MANAGER

Adam has been providing a complete private banking service, combining traditional values with a broad range of wealth management services since its foundation in Edinburgh.

A genuinely Scottish private bank, clients will typically have a minimum requirement of £500,000 for lending

and investment. However, we recognise that clients will come to us at differing stages of their wealth journey.

In today's world of automated and rather impersonal banking, we take our client relationship very seriously. The first step in this is to match our people to our clients.



They receive a personal service, where a bespoke solution has been developed for them. These solutions are designed to protect and enhance the clients' wealth.

Our clients are busy and successful people, many of whom have shaped and guided the society we live in today. They are typically entrepreneurs, family business owners and executives but we also serve a number of clients from the arts, science and literature. They also tell us that they appreciate the opportunity to meet and share experiences with similar successful people in order to enrich their knowledge and personal

communications and so we host a number of events and forums throughout the year to facilitate this.

We are able to draw on a wide range of expertise, resources and experience to educate and empower clients beyond the routine aspects of wealth management, particularly in the areas of philanthropy, family business and next generation. We know our clients value our guidance, support and experience in these areas.

For further details please contact:
Victoria White, Associate Director
 on 07769 931 531, email
Victoria.white@adambank.com
 or visit www.adambank.com

ANNE EVEREST

on the benefits
of independent
schooling



Giving girls the best opportunity

As the only
all-through
girls' school in
Edinburgh,

St George's School is entirely concerned with the development, progress and success of girls. Boys deserve equal consideration, but not from us: we shall focus on the girls!

Many girls fare better academically in an all-girls classroom. They are more likely to engage in practical and experimental work and in sport; they are also more confident in their own ability and potential, in the absence of boys.

Without boys in the classroom, there is not the slightest possibility of bias towards them; there are no subliminal messages about subject choice and which subjects might be "more suitable" for girls. In girls' schools, the sciences, including physics, and technology flourish; girls are as likely to pursue mathematics to the



highest level as they are to take modern languages and the arts. There are no barriers, real or perceived, to success.

And there are no bounds to the ambitions of our students. Our staff are confident in the level of co-operation and genuine enthusiasm they can rely on in our student body, and this confidence means that lessons can be exciting and innovative, without the risk of disruption or distraction.

The girls focus on their lessons and wider school life – and the staff focus on the girls. Our teachers share their optimism about the future and the place of our girls in the wider world, where we know they will succeed and thrive as women of independent mind. ■

Anne Everest is Head of
St George's School for Girls



**DO YOU HAVE A QUESTION ABOUT
INDEPENDENT EDUCATION?**

If so, e-mail Anne at enquiries@st-georges.edin.sch.uk.

THE MINI ROADSTER

Small and perfectly formed, this little beauty also picked up *WhatCar Magazine's* award for Best Open-top Car of 2013 – a decision with which we can't really disagree.

The Mini Roadster (£20,905) is lower slung, sportier and more fun than the Mini Convertible. Its sharp steering and grippy handling give the Roadster a real sports car feel, and the Cooper S version has a 181bhp turbocharged petrol engine that fairly rockets you along, with impressive fuel economy.

With two seats in the cabin, there's still plenty of space, and the boot has a 240-litre capacity.

STATS:

0-60mph:	7.0sec
Top speed:	141mph
Fuel economy:	47.1mpg
CO2 emissions	139g/km
Tax liability:	18 per cent
Insurance group:	32



As the warmer weather approaches, drop the top, enjoy the breeze and show off your inner movie star...

Open season

As the days lengthen and trees begin to blossom, the Scottish winter is quickly forgotten and thoughts turn to daytrips, barbeques and enjoying the best our beautiful country has to offer.

And when spring does arrive, there's no better feeling than to be driving along with the wind gently ruffling your hair and the sight and smells of the surrounding landscape unfiltered by glass or internal ventilation systems.

Some of the best known names in motoring have produced convertible versions of their iconic marques to give drivers the opportunity to enjoy the best of both worlds. You can either be fully cocooned in air-conditioned

luxury or, when the weather is fair, drop the top down and have an entirely different driving experience.

So, to celebrate the start of the sunshine, we've picked out two of the best soft-tops from either end of the market. ■

THE MERCEDES E-CLASS CAB

At the other end of the market is the ultra-sophisticated £41,220 Mercedes E-Class Cabriolet. We all know that Mercedes-Benz builds luxurious, comfortable saloons that are a joy to drive. The E-Class Cabriolet provides all these in a drop-top body and room for four inside.

The ride comfort is, as you'd expect, excellent, and the E-Class

Cab behaves impeccably at speed. The car's Aircap system keeps buffeting in the cabin to a minimum with the top down, and with the roof up, this convertible is perfectly quiet.

STATS:

0-60mph:	6.4sec
Top speed:	155mph
Fuel economy:	47.1mpg
CO2 emissions	159g/km
Tax liability:	25 per cent
Insurance group:	43



FOR PEACE OF MIND, OPT FOR SPECIALIST ADVICE AND COVER

If you are paying more than £1,000 for your home insurance, draw on specialist advice and cover to strike the right balance between price and protection.



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

The reality is very different, particularly if you own a higher value property. 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 are likely to 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 or bespoke furniture.

As a result, you will almost certainly need the kind of tailored protection that standard household policies simply do not offer – and you will need to be sure that you have adequate cover in place to protect the full value of your property and its contents.

Unfortunately, if you do get the balance wrong, you may not find out unless you come to make a claim, by which time it is already too late.

How a broker can help

Specialist brokers like Marsh are ideally placed to help get the right deal, and bespoke policies designed with your higher value home in mind – including cover limits tailored specifically to your needs, far less restrictive small print, and a claim service that gives you the freedom to choose cash or replacement.

Working with a specialist also helps overcome the issue of under-insurance or over-insurance. At Marsh we work to ensure that higher value homes and possessions are valued correctly and insured for the right sums, so you know from the outset precisely what is insured and for how much.

We offer specialist advice and arrange cover for higher value homes and possessions including buildings, contents, fine art and antiques, jewellery and luxury cars. Contact us now to see how we can help you.

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premier.solutions@marsh.com

www.MarshPremierSolutions.com

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Convenient country living

Escape urban life for a country idyll... but still make your nine o'clock meeting in the city

Who hasn't dreamed of restoring a rambling farmhouse in the country? Perhaps putting a fashionable stamp on rural real estate? Dating from 1850, Pardovan House is a Victorian property that has been sensitively revived with the utmost respect to its period features.

From the very first glance, Pardovan House is fit for a country king. The elegant drawing room overlooks an expanse of countryside, while a log fire blazes in the original fireplace and you can just picture a hound lying at its hearth. The dining room adjacent is ideal for entertaining and currently houses a grand piano and a large round table. Those so inclined can then hop across the hallway to the billiards room for some games, and on to the inviting snug; the perfect spot to retire with a single malt or a pot of tea.

At the back of the house lies the cosy kitchen. Even at the height of winter this room is blissfully warm, thanks to a newly installed wood burning stove. A bright sunroom leads from the kitchen. Facing south, it offers splendid views of the mature gardens. The downstairs also houses a well appointed kitchen, traditional butler's pantry, laundry room, cloakroom and WC.

An ornate staircase with cast iron balustrades leads to the bedrooms. The master suite is a delight, bathed in natural light and featuring a striking art deco fireplace. The adjoining dressing room is large enough to provide storage worthy of Imelda Marcos. Another spacious sanctuary, the master en-suite houses a walk-in shower and inviting roll top bath.

Sharing the floor are three more spacious double bedrooms, one en-suite and a single bedroom. This house also benefits from considerable attic space, which could be converted to create a third storey.

The current owners have clearly lavished love on this property, tending to the most arduous aspects of the renovation: installing gas central heating, treating the typical issues that come with an old house, re-plumbing and putting in new bathrooms. The result is a truly charismatic period family home, all set to meet the test of time for many years to come. ■

{MORE INFORMATION}

Pardovan House, Linlithgow EH49 7RU.
Offers Over £795,000. Contact Simpson & Marwick, 0131 253 2171.
www.espc.com/pardovanhouse



THE GROUNDS

The grounds of Pardovan House occupy 1.5 acres of mature gardens and outbuildings. The floral beds and shrubbery will appeal to the green fingered and the orchard and veggie patch to the hunter-gatherer. The outbuildings consist of a coach house, stables, tack room and double garage. While equestrians will see this as an ideal home for their horses, others will glimpse scope for development.



Now only 3 remaining!



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As energy prices continue to rise and the costs of maintaining older properties soar, perhaps it's time you looked at one of our new family homes in Cramond, where our renowned quality and style go hand-in-hand with in-built practicality and energy efficiency.

With only three 5 bedroom detached homes remaining, priced from £1,100,000, now is the time to visit our showhome at 2 Brighthouse Park Rigg. It's open Thursday to Monday, from 11am until 5pm, or you can contact us by phone on **0131 226 1780** or **0131 336 1979** to arrange a private viewing.



www.amahomes.co.uk



Caer Amon Brighthouse Park Rigg Cramond

This stunning established development of townhouses and detached homes...

...now features superb apartments!

Phone **0131 226 1780** or **0131 336 1979** for details

www.amahomes.co.uk





**One Bellfield Park, Bellfield,
Kinross KY13 0NL**

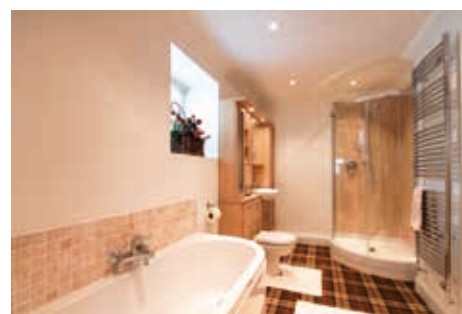
Offers Over £850,000

One Bellfield Park is a fantastic, flexible family property just a few miles from the town of Kinross and 2 miles from the M90 motorway network. The property enjoys a semi-rural setting with open views to farm land and beyond. The house consists of bright and sunny morning room, formal lounge, dining hall, beautiful kitchen/dining room, master bedroom suite with dressing room and en-suite shower room, guest bedroom with en-suite shower room, ground floor bedroom suite with dressing room and en-suite bathroom and snug. There is an annex (which could also be a substantial office suite) with access from the main house consisting of kitchen, shower room, lounge, two bedrooms and one en-suite.



Tel: 01577 652 953

Agent: Macbeth Currie



**5 Back Dean,
Edinburgh EH4 3UA**

£593,000 selling price

Pagan Osborne



**Anstruan, 355 Lanark Road,
Colinton, Edinburgh EH14 2LQ**

£712,000 selling price

Simpson & Marwick



**20 Wardie Crescent, Trinity,
Edinburgh EH5 1AG**

£500,000 selling price

Hunters Residential



**29 Clifford Road, North Berwick,
East Lothian EH39 4PW**

£525,000 selling price

Simpson & Marwick
North Berwick



**The Old Farmhouse, Muirfield,
Gullane, East Lothian EH31 2EE**

£610,000 selling price

Simpson & Marwick
North Berwick



**4 Westerdunes Park, North
Berwick, East Lothian EH39 5HJ**

£610,000

Simpson & Marwick
North Berwick



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40 Barnton Avenue, Edinburgh EH4 6JL

Offers Over £2,300,000

Barnton Avenue is one of the capital's most prestigious addresses. The property itself features several wonderfully large and attractive reception rooms. It has been decorated to a high standard throughout, using bespoke natural materials, including stone fireplaces and a carved wood staircase.

Tel: 0131 253 2889
Agent: HBJ Gateley



23 Mortonhall Road, Grange, Edinburgh EH9 2HS

Offers Over £1,300,000

23 Mortonhall Road is an outstanding detached family house, sympathetically restored and redesigned by Tremmel Properties in 2006. The impressive property is set within mature private gardens, with a driveway and retains a wealth of period features which include astragal sash windows, decorative ceiling plaster work, solid timber flooring, timber panelling and fireplaces.

Tel: 0131 253 2729
Agent: Warners



15 Melville Street, Edinburgh, EH3 7PE

Offers Over £1,100,000

This is a newly refurbished townhouse. The grand and elegant home is ideal for both up-sizers and down-sizers as it benefits from sole ownership of the whole staircase and stunning main door entrance. The spacious accommodation is laid over first and second floors giving ease of maintenance and versatility.

Tel: 0131 253 2248
Agent: A Gray Muir WS



9 Gordon Terrace, Edinburgh EH16 5QL

Offers Over £1,050,000

This grand B Listed Victorian detached villa is laid over nearly 5,000 square feet and along with the Coach House (1,693 square feet) they were built in 1897. Original features including magnificent ornate ceilings, a horse-shoe shaped balustrade on the first landing, timber arches, stained/leaded glass window panes and superb oak panelling.

Tel: 0131 253 2520
Agent: Tods Murray



23 Wester Coates Avenue, Edinburgh EH12 5LS

Offers Over £1,000,000

Most distinguished, double fronted, semi-detached, stone built family house offering excellent accommodation with a lovely south facing walled garden, situated in a most convenient central location within walking distance of Haymarket Railway Station, West End and Princes Street.

Tel: 0131 253 2889
Agent: HBJ Gateley



28 Danube Street, Edinburgh EH4 1NT

In The Region Of £1,000,000

Set in the heart of Stockbridge, this splendid Georgian townhouse is arranged over four floors and retains many original period features while also benefiting from modernised facilities. The property, which has been carefully maintained, offers comfortable and practical family accommodation.

Tel: 0131 253 2363
Agent: Muirs WS





**Abcorn Guest House,
4 Mayfield Gardens, Newington,
Edinburgh EH9 2BU**

Offers Over £925,000

A substantial, well presented Victorian detached villa situated in prime location, is currently operating as a well-established guest house with 3 star Scottish tourist board rating. Features: a vestibule; hall; bay windowed dining room and seven letting bedrooms all with en-suite.

Tel: 0131 253 2726

Agent: Sturrock, Armstrong & Thomson



**37 Craigmillar Park,
Newington EH16 5PD**

Offers Over £895,000

"Muirhead House" is a magnificent traditional stone built Victorian villa nestled within the highly desirable Newington area of Edinburgh. Internally the property has been completely renovated to an exceptional standard and is in immaculate condition offering a blend of modern sophisticated living within a traditional environment.

Tel: 0131 253 2976

Agent: Pagan Osborne



**1 Essex Brae, Cramond,
Edinburgh EH4 6LN**

Offers Around £875,000

A significantly upgraded and extended detached cottage style house offering around 3800 square feet of flexible living space, on a large corner plot. Features include a large driveway and a lovely secluded south west facing garden. Internally, the property has a magnificent portfolio of living areas and bedrooms.

Tel: 0131 253 2327

Agent: Lindsays



**19 Mayfield Gardens,
Edinburgh EH9 2AX**

Offers Around £870,000

A substantial B-listed stone built traditional townhouse (c1860) commanding a fine position with enviable open views. Boasting a bright westerly aspect, this particularly impressive property offers elegant flexible accommodation over four floors, with many period features.

Tel: 0131 253 2767

Agent: T C Young



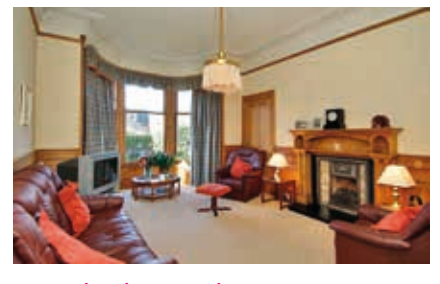
**6b Wester Coates Road, Wester
Coates, Edinburgh, EH12 5LU**

Offers over £795,000

This is an extremely impressive and spacious five bedroom house on three floors with sunny front garden and rear courtyard. The house is situated in one of the most sought-after and peaceful streets of Wester Coates and retains many period features including cornicing and functioning shutters.

Tel: 0131 253 2171

Agent: Simpson & Marwick



**4 Netherby Road,
Edinburgh, EH5 3NA**

Offers around £700,000

Attractive and spacious family home in handsome quiet street close to excellent local amenities and the city centre. Internally the property is in good decorative order throughout and benefits from gas central heating and double glazing while retaining many attractive period features including decorative cornice work and striking fireplaces.

Tel: 0131 253 2131

Agent: Connell & Connell





Stonefield House, 22 Park Road, Eskbank EH22 3DH

Offers Around £995,000

A gracious and generously proportioned Victorian detached villa set in approximately half an acre, within this sought after residential area.

The property is full of natural light and has been extensively upgraded and redecorated to a truly exceptional standard. Features: generous lounge and dining room; six double bedrooms.

Tel: 0131 253 2726

Agent: Sturrock, Armstrong & Thomson



Four Ways 19 Dirleton Avenue, North Berwick EH39 4BE

Offers over £850,000

Four Ways is a substantial, stone built semi-detached villa of great character dating from around 1889 and extensively upgraded and refurbished by the existing owners to an extremely high standard. The accommodation is extensive and versatile in its layout with well-proportioned rooms and a good balance of living and bedroom space.

Tel: 01620 532 420

Agent: Paris Steele WS



Redford House, Muiravonside, By Linlithgow FK2 0BT

Fixed Price £850,000

This is a substantial Georgian, stone-built and detached villa which 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 and is set in 75 acres of rolling countryside.

Tel: 01506 802428

Agent: Liddle & Anderson



Pardovan House, Linlithgow EH49 7RU

Offers Over £795,000

Pardovan House is an elegant and beautifully presented Victorian country property dating from around 1850. The house is set within substantial grounds of approximately 1.4 acres. It is located in a wonderfully tranquil and rural setting with open outlooks across fields and countryside, yet conveniently close to excellent transport networks allowing for easy commuting.

Tel: 0131 253 2171

Agent: Simpson & Marwick



6 Elm Row, Lasswade EH18 1AQ

Offers Over £790,000

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.

Tel: 0131 253 2729

Agent: Warners



6 Mavisbank Grange, Loanhead, Midlothian EH20 9SZ

Offers Over £775,000

An immaculate detached villa, and the largest in this small highly desirable development off Lasswade Road. Internally the accommodation is in excellent decorative order throughout and all fixtures and fittings are of the highest quality.

Tel: 0131 253 2263

Agent: McEwan Fraser





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.



Kings Court House, King's Road, Longniddry EH32 0NN

Offers Over £699,000

Enjoying an enviable location within a peaceful cul de sac, Kings Court House is a generous beautiful detached villa offering generous accommodation arranged over two levels. The property backs onto and enjoys superb views over Longniddry Golf Course, the River Forth and Fife.

Tel: 0131 253 2239

Agent: Drummond Miller LLP



Coalheugh Cottage, Harburn, West Calder EH55 8RT

Offers Over £670,000

A substantial country home set in about five acres of grounds offers unique, contemporary living space in a secluded yet accessible location. The property, which looks out over rolling countryside, benefits internally from extensive and versatile living space over two floors and externally from two fields that lend themselves to equestrian use.

Tel: 0131 253 2287

Agent: MHD Law LLP



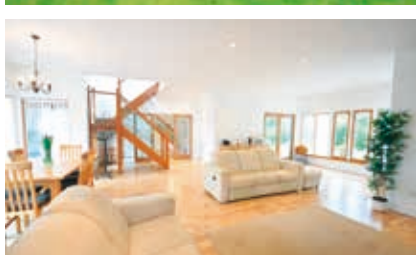
The Cottage, Gosford Road, Longniddry EH32 0LF

Offers Over £660,000

This is a delightful, spacious detached family home, enjoying a secluded setting on the north east side of the village, with views across the golf course towards the Firth of Forth, and distant Fife coastline. The beautifully presented, fully modernised interior provides flexible accommodation.

Tel: 0131 253 2932

Agent: Somerville & Russell



Norwood, 1 Crossgate Hall, Musselburgh, EH21 8QA

Offers over £535,000

Stunning, architecturally designed family home that has been recently converted and extended from the original factors cottage dating back to 1873. This is a rare opportunity to acquire a handily placed detached house lying in grounds of approximately a third of an acre on the outskirts of Musselburgh.

Tel: 0131 622 1771

Agent: McQueen Legal



MURRAYFIELD



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Beech House, Crook of Devon, Kinross KY13 0UL

Fixed Price £560,000

The Beech House is a stunning property of contemporary design in a picturesque and tranquil countryside setting on the banks of the River Devon and yet only some 25 minutes' drive from both the Forth and Kincardine Bridges. As befits the striking glass frontage this property was designed and finished to an exacting specification internally while also managing to retain some stonework from the original farm building which once occupied this spot.

Tel: 01577 652 507

Agent: Andersons



Kilduncan House, Kingsbarns, St. Andrews KY16 8QF

Offers Over £795,000

Kilduncan House is a stunning, immaculately presented country house. The existing house was built in 1908 on the site of a much older farmhouse. The house maximises its views in a sunny, open position. Many original features remain, such as the high ceilings, the natural wood staircase and the decorative plaster work.

Tel: 01334 474 200

Agent: Murray Donald



Bonfield Farmhouse, Bonfield Road, Strathkinness, St. Andrews KY16 9RR

Offers Over £725,000

This exceptional luxury detached property, set in its own extensive landscaped garden grounds, is enviably situated in a quiet elevated south facing location, with stunning panoramic views over the surrounding countryside.

Tel: 01334 474 200

Agent: Murray Donald



Holmsdale, South Road, Cupar KY15 5JG

Offers Around £645,000

Holmsdale is a substantial Victorian detached house providing bright and attractively proportioned accommodation with many retained period details. This lovely family home occupies a superbly accessible location amid mature garden grounds of around 1.2 acres. A fantastic opportunity for family living and entertaining.

Tel: 01334 652 285

Agent: Steel Eldridge Stewart



Denebrae, 10 Frankscroft, Peebles EH45 9DX

In The Region Of £595,000

A superior modern detached villa situated within a delightful, quiet and most desirable location on the south side of the town. This exceptionally spacious property offers generously proportioned family accommodation with features such as spacious bathrooms and great storage in bedrooms. The property is close to schools and all local amenities.

Tel: 01721 532 062

Agent: Blackwood & Smith



4 Carmaben Brae, Dolphinton EH46 7HF

Offers over £500,000

This is an elevated contemporary family home, constructed to the highest standards in 2003 and set within a very select and stylish development of Muir Homes. The property enjoys large landscaped gardens of approximately three quarters of an acre with lovely views to the Border countryside and to woodland.

Tel: 0131 253 2707

Agent: Leslie Deans & Co



My Edinburgh

with FAITH LIDDELL

Faith Liddell, Director of Festivals Edinburgh, has spent most of her working life in Edinburgh or abroad. She began her professional life at the Traverse and Lyceum Theatres, worked at the Fringe and Edinburgh's Hogmanay and was the Director of the Edinburgh International Book Festival. She now oversees Edinburgh's 12 major festivals to ensure Edinburgh remains the world's leading festival city.

{HOME}

I love where I live. I'm a Leither. Well, I've been there for 17 years now and hope I've nearly qualified. I have watched it transform around me while retaining its distinctive off-beat spirit. My home is a flat in an old Georgian building and has a bohemian, higgledy piggledy charm. It's full of light and I love being so close to water. I can't imagine living anywhere else in Edinburgh. They'll have to take me out in my coffin.

{FOOD AND DRINK}

My local and my favourite place is The Shore. It's my second home and does divine food as well being a warm and welcoming bar, with wonderful staff and some great live music. My August Festival regular is the Outsider on George IV Bridge – great food, great service and open late.

{FESTIVAL CITY}

I am in my element when any of the festivals I work with are on – be it April (Science), May (Imaginate), June (Film), October (Storytelling) or December/January (Hogmanay). Each brings with it its own creative spirit that inhabits this

remarkable city in its own distinctive way and helps me to rediscover Edinburgh and what it has to offer in new ways too. Obviously from the end of July till the beginning of September, when we have our Edinburgh Jazz, Art, Fringe, International, Book, Tattoo and Mela Festivals, Edinburgh becomes the cultural centre of the universe.

{FAVOURITE SPOTS}

I'm torn between inside and outside. Outside it's Arthur's Seat. Where else can you find such an astonishing landscape in the middle of the city. Inside, it's the National Museum of Scotland. What truly wonderful spaces! What knowledge! What treasures!

{SHOPPING}

For clothes I love Frontiers on Stafford Street in the West End. Unusual, stylish clothes that have been my essential dressing through many, many festivals. They do great sales too. I can't pass an Armstrongs without sneaking a look at their second hand clothes. I love Anthropologie for clothes but especially for crockery and unusual gifts. There are great gift shops on Broughton Street too. For books, I can browse for hours in Blackwells on the South Bridge and for foody treats, it's got to be Valvona and Crolla though I also have a browsing habit in Real Foods on Broughton Street.

{TOP TIP}

Make sure there's at least one festival happening while you're here and let yourself be taken on an inimitable journey through the festival programme and through this wonderful city.



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