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espc.com

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

COVER: Fingal three seat sofa and armchair with scatter cushions in Imogen Heath Leaves Ivy, prices vary, sofa.com
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Innovation in communication

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Welcome

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ESPC's Premier offering ensures that property at the higher end of the market gets the promotion that it needs.

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ESPC solicitor estate agents account for £2.3 billion of sales per annum, dealing with almost 12,000 properties a year and commanding nearly 90 per cent of the residential market in Edinburgh alone.

Premier clients have the opportunity to feature in our bi-annual *Premier Living* magazine. This means that if you have a property listed with ESPC, it will benefit from the full Premier promotional package.

Find out more about ESPC Premier at espc.com/useful-info/premier



OUR spring summer 2017 issue of *Premier Living* has arrived, and we not only showcase all the wonderful high-end properties available for sale through espc.com but also bring you the latest in news and lifestyle.

From an extended gamekeeper's cottage in East Lothian to a grand Murrayfield villa, we delve inside some inspiring properties. We also speak with Emily Murray, the owner of one of the most stylish properties we have seen on ESPC, the Pink House, pictured below, who describes how she created the look of her amazing home.

For interior inspiration, we take a peek at some of Edinburgh's hottest kitchens, we explore the botanical trend from floral to tropical, and take a closer look at Pantone's colour of the year, Greenery.

Also in this issue, we uncover tech homes and explore Scandinavian food in Edinburgh. And if you are thinking of a weekend away in Scotland we have some great suggestions for a stylish break.

Caroline Young, Premier Living Editor, ESPC

Photograph: pinkhouse.co.uk



ABOUT OUR MAGAZINE...

Premier Living is your indispensable guide to luxury in and around Edinburgh. Indulge in beautiful homes, design trends and luxurious shopping ideas. It really has something for everyone. It is published twice a year – in spring/summer and autumn/winter – and we have recently increased the circulation to 25,000.

Eighty-five per cent of copies are delivered to areas in Edinburgh and East Lothian where you find higher-value properties, based on ESPC's extensive property archive.

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

ALL YOU NEED IS ESPC

With the launch of our new app, now ESPC is always at your fingertips



AT ESPC we aim to make things as easy as possible for you when it comes to selling and buying a new home. Moving house can be one of the most stressful things you can do, but we have been working hard on developing further innovations to help you on your journey.

One of our most popular services is the ability on espc.com for you to search for past sales information on a particular street. You can look up the name of your desired street in the 'Sold Prices' search field, and it will

pull up all records of what a house previously sold for in that street. It is a useful tool in allowing you to have an insight into what areas you should go for, how much you may need to bid for a property, and for sellers to find out what their property may be worth.

Another exciting development at ESPC is the launch of our app. With more and more househunters using mobile devices to search for properties, we knew that it was important to provide this useful service, so we have been working hard to develop a practical and easy-to-use app.

Our new Marketing Insights event also offers an opportunity to find out more about the property market in east central Scotland.

The first breakfast event we hosted proved to be very popular and our experts provided their knowledge of the property market in order to help buyers and sellers make informed decisions. Look out for future events which will be announced in The ESPC Paper and on espc.com/useful-info/events

So whether you are looking to buy or sell in 2017, all you need is ESPC.




ALSO... HERE IS OUR LUCKY COMPETITION WINNER

Congratulations to **TRACY ALLAN** from Galashiels, who was the winner of our fantastic competition in the last issue to win a Stobo spa day for two guests, which also included a three-course lunch. It was sure to be a great visit.

MUST VIEW

A breath of fresh sea air

A Victorian family home with impressive period features sits in a prime position overlooking Dunbar's beautiful sandy beach. The back garden faces out to the sea and there is private access down to the beach from a gate in the stone wall. The setting is quiet and peaceful, while the charming town centre of Dunbar and its harbour is only a short stroll away.

 Tulliallan, East Links Road, Dunbar, EH42 1LT. Priced at offers over £530,000 through ESPC. For more information contact Paris Steele on 01368 962602, or search for this property with reference 373126 on [espc.com](https://www.espc.com). EPC rating: D



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A typical street scene at Kinleith Mill



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GREEN IS THE COLOUR

Phoebe Bolton, lifestyle blogger, looks at how a simple shade of green can transform your home

As you may know, Pantone released its chosen colour of the year for 2017 and it was a bit of a surprise. A rich, vibrant green (Greenery 15-0343 to be



precise) is not what many would have been expecting given the choices of the last few years. However, Pantone has spoken.

Not just functional but sculptural too, this coat stand designed by Alessandro Dubini for Zanotta is a welcome addition to any hallway or entrance. With a tapered middle and reaching arms and legs, this piece cuts some serious shapes in whatever space you put it in. Once covered in coats it obviously provides a more subtle presence of green. Available from Moleta Munro, £468, moletamunro.com



These two handmade cushions by Fisk & Co, made using beautiful linen fabric with grosgrain ribbon, are an obvious choice when looking to add a flash of green to your home. The brighter of the two is obviously a bit more of a statement, but the Stone & Green cushion has a very subtle hint of green, suitable for even the most colour-phobic home. Get these at Ampersand Interiors, £73 to £95, ampersandinteriors.co.uk



This sweet print by Freya Cummings would be a relaxing addition to any room. However, I think it would be particularly lovely in a nursery; the owl and the mouse would be an instant hit with children. Available from The Red Door Gallery, £95, edinburghart.com



Another print from The Red Door Gallery, this bold, statement design is so funky – the green and pink are a wildly harmonious combo. Not one for the faint-hearted! By Andy Smith, £65, edinburghart.com



The Trisphera Shagreen Lamp from OKA is full of character and a great way to get some greenery into your decor. With a curvy shape and textured look, contrasted by a heavy black wooden base and polished ceramic finish, this modern lamp would look perfect in a dynamic arty space. Get it from OKA, £265, oka.com



Handwoven in Edinburgh with pure new wool, this olive herringbone throw is a luxurious, cosy addition to the couch. The olive colour is really versatile, it's vibrant within a neutral interior or subtle if placed in a rich interior. Available from the Tartan Blanket Co, £65, tartanblanketco.com

Phoebe Bolton writes the Bolthome lifestyle blog – see bolthome.blog



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KITCHEN IMPRESSIONS

Take inspiration from these kitchens in popular premier homes on espc.com that have sold recently



The kitchen is the one room that can really make an impression, as it is the natural hub where the family can gather, whether it's for quick breakfasts, for kids to spread out their work on the table as they do their homework, or for conversations while cooking dinner.

The Aga is eternally popular in Edinburgh homes, but some of the more popular appliances in recent years include American-style fridge freezers, wine coolers and integrated coffee machines, offering the latest in lifestyle convenience. When it comes to selling your property, kitchen equipment like this is always going to impress buyers, and could make a difference to the price when selling your house.



In terms of colours, pinks, greys and coppers, including brass fittings on dark furnishings, are expected to be the next trends. But for properties in east central Scotland, we have noticed that the most popular kitchens for sale have a particular style – often they are sleek, white and minimal, with kitchen islands and open-plan spaces to incorporate a dining or living area. Other popular decorative features in the properties in this region are for plain rectangular tiling, pale blue or grey walls, butler's sinks and sleek cabinets, often without handles.

COLOURS OF *spice*



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Set the controls for the ultimate energy-efficient, secure and comfortable lifestyle

HOMES are embracing technology to enhance comfort and energy efficiency, whether it's through remote lighting and heating, a smartphone-controlled sound system or a building that knows when you're home and can respond automatically. Here, we look at a New Town property that has been brought up to date.

This grand 19th-century drawing room apartment was part of a 1930s conversion of two large townhouses, with the entire first floor being combined to make one large flat. The new owners reinstated the two original drawing rooms and reconfigured the rear rooms to create a 3,000 square foot apartment.

The architects and the owner worked closely with Function Control Ltd to design a KNX-based control system which would enhance the simplicity and elegance of the property, combining classic architectural features of the interior with contemporary finishes and advanced control features.

Increased comfort and energy saving

By using the advanced heating control functions of the KNX system, the individual room temperatures are controlled more accurately than is possible with conventional heating controls. A gas fired central heating system is integrated alongside electric underfloor heating without the need for separate controllers.

Solar gain is regulated by the use of a brightness sensor on the exterior of the building and closes the motorised blinds in case of direct sunlight.

Lighting is switched as 'scenes'. Groups of lights can be brought on at pre-set levels with one touch of a button. These scenes can be easily adjusted and adapted by the owner.

Bedside switches and the front door switch have a 'central off' function to switch off all lights in the apartment.

Reduced wall clutter

A GIRA pushbutton sensor in each room provides control for lighting, heating, ventilation and motorised blinds.

KEY FEATURES:

- Only one switch position required per room for all functions
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- Zoned heating control without separate controllers in each room
- Integration of central heating, bathroom underfloor heating and towel radiators
- Motorised blind control
- Solar gain control
- Temperature graphs for rooms and hot water
- Remote access for all building functions
- Monitoring of security system to trigger building functions
- Modifications and further upgrades can be easily integrated in the future.

“A gas-fired central heating system is integrated alongside electric underfloor heating without the need for separate controllers”

GIRA Homeserver provides control via smartphone and tablet, allowing remote access for all functions of the system. Matching GIRA sockets, data points and electrical accessories complete the integrated look throughout the apartment.

Security and peace of mind

When the alarm system is set the KNX system is aware that the house is not occupied and activates simulated occupancy lighting, replaying real lighting scenarios recorded from previous days. At any time the owners can remotely

access and make adjustments to the building functions. Checking the status of alarm, lighting, individual room temperatures, heating and hot water is simple and straightforward via your smartphone or tablet.

Location: New Town apartment
Brief: Installation of a KNX control system.
Supplier: Function Control Ltd
0131 445 3162
info@functioncontrol.co.uk



HIGH-TECH HOMES

If you are looking for a modern property that provides the latest in technology, then try out these forward-thinking homes

**THE WALLED GARDEN, APARTMENT 4,
40 DIRLETON AVENUE, NORTH BERWICK,
EAST LOTHIAN EH39 4QJ**

OFFERS OVER £550,000

If you like modern comforts, then this three-bedroom luxury apartment in North Berwick could be just perfect. The open-plan living room, with access to a spacious balcony, has a vaulted ceiling and Velux windows, allowing light to flood into the space. For those who love to spend time cooking, the modern kitchen provides all the latest Siemens equipment and gadgets, including integrated double oven, steam oven, microwave, coffee machine, fridge freezer, wine cooler and dishwasher. The home is kept warm throughout with underfloor central heating and double glazing.

📞 **Contact ESPC solicitor estate agent: Boyd**
Property on 0131 253 2123, or visit espc.com and
search for reference 373388. EPC rating: C



**43 ELGINHAUGH GARDENS,
ESKBANK, MIDLOTHIAN EH22 3GZ**

FIXED PRICE £645,000

This five-bedroom house in the conservation village of Eskbank, Midlothian, is designed to deliver exactly what a modern family would look for, including flexible open-plan living space, high-quality fixtures and surround sound system fitted through the property. The kitchen has the latest integrated appliances while the stylish bathrooms have sleek contemporary tiling, equipment and LED lighting. The house would be well suited for further adapting to the latest in technology.

📞 **Contact ESPC solicitor estate agent: Simpson**
& Marwick on 0131 253 2171, or visit espc.com
and search for reference 372613. EPC rating: B



**2 VEERE PARK, CULROSS,
DUNFERMLINE, FIFE KY12 8NE**

FIXED PRICE £680,000

Shortlisted for the Saltire Design Awards in 2004, this bespoke detached property in the historic village of Culross was designed by McLean Architects to create a modern, wheelchair-friendly home. Some of the features include an angled kitchen and dining room roof, designed to look like the lid of a treasure chest. The property is set over two large floors and is innovative in its use of light and space. The home also has a pond with fountain and a secluded side garden with circular path leading to a barbecue area with water feature. Two driveways provide off-street parking for several cars.

📞 **Contact ESPC solicitor estate agent: Connell**
& Connell WS on 0131 253 2131, or visit espc.com
and search for reference 369770. EPC rating: C



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IT'S A SPACE FOR LIVING

If you are searching for a home set in an idyllic countryside location, and with extensive grounds that would be perfect for children to run around, then West Drive House near East Linton could be the ideal place



“Our children can explore the gardens, they can have scavenger hunts, and it is my favourite thing about this house”



“The patio at the back of the house looks west, and so we can have barbecues in the summer, sitting out here until 10 o'clock at night”



WEST Drive House is a home with an interesting history. It has been beautifully extended in recent years to form a six-bedroom house that flows together, with a two-bedroom architect-designed annex attached to it.

The original house dates from the late 18th or early 19th century when it was a gamekeeper's cottage originally on the grounds of a larger estate. The kitchen and living space of this cottage has retained its period features, but the previous owners of West Drive House applied to the council to extend the property by building further outbuildings around the cottage on additional land. The annex was then designed and built to create an independent space, which would be ideal as a guest house. The living room of this annex has bi-fold doors that open out onto

the patio area, and a wood-burning stove to ensure it is comfortable all year round.

The home has a contemporary feel, particularly in the relaxing family area. There is a stylish Clive Christian kitchen with central island and space for a family dining table, and which leads into the comfortable sitting area with French doors. The décor is light and neutral, ensuring it is in move-in condition.

For the current owners, the garden is the star of West Drive House, and features patio areas, lawns framed by mature trees, vegetable patches, a greenhouse and garden sheds.

“The garden is massive, with lots of space,” says the owner. “Our children can explore the gardens, they can have scavenger hunts, and it is my favourite thing about this house. It looks south, and



so gets a huge amount of sun. The patio at the back of the house looks west, and so we can have barbecues in the summer sitting out here until 10 o'clock at night.”

The position of the home is very rural, surrounded by countryside and with neighbouring houses a distance away. “It's very quiet and is tucked away from everything, but we are also only four or five minutes' drive from North Berwick and East Linton, if you need to get anything,” adds the owner.

📍 **West Drive House, Kamehill, East Linton, East Lothian, EH40 3DZ. Fixed price £825,000. For more information, call ESPC solicitor estate agents Simpson & Marwick on 01620 532 654 or visit espc.com and search for reference 367193. EPC rating: D**





Fingal three seat sofa, Fingal armchair and scatter cushions in Imogen Heath Leaves Ivy, prices vary, sofa.com

FLORAL TRANCE

As botanical prints and leaf motifs continue as home décor trends throughout 2017, it seems that using nature in interiors offers a calming, environmentally conscious way to do bohemian living

YOU can bring a touch of the tropics to your home with palm prints and cheese plant patterns, evoke the Scottish colourists with soft watercolour prints, or use plant and flower designs against a vivid wall. Colour is back for 2017, and rose-hued backgrounds are proving particularly popular. In fact, a style trending on social media sites Instagram and Pinterest was Plants on Pink – a complementary blend of green plants against pink. It's calming yet warm, and very 'now'. Avoid the chintzy pattern-on-pattern look by choosing a block colour sofa against flora-designed wallpaper, or

Continued on page 20

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Continued from page 18

use botanical upholstery set against walls with one statement colour.

One of the simplest, greenest ways to get the look is to bring house plants into your living space. Not only do ferns and cacti clean the air of pollutants, they also offer a calming influence and bring texture to your living space.

This taps into 'Lagom', the new Scandinavian lifestyle trend which is all about clean living, recycling and greenery. So planting a herb box is a great way to provide your own herbs while adding some interest to window boxes. Branches and twigs are also in for 2017, and you can have yours in elaborate vases, painted in silver, or covered in berries or cotton.

Use a large palm or cheese plant as a centre piece, while potted cacti and hanging ferns can decorate a mantelpiece. Aloe vera is low maintenance and perfect for busy people, while succulents such as echeveria, kalanchoe and aeonium are current green finger favourites. They go particularly well with touches of brass and copper, or displayed in a terrarium – a quick fix to brighten up a space.

Interior designer Carla Mackay says: "Botanical prints bring the organic shapes of nature to the formal lines of our man-made homes. The simple house plant used in a creative and substantial way can bring an eco-vibe to an urban home."

"Understanding how to bring nature to the fore is key to avoiding that seventies Palm Beach look. Plants with soft ferns or long trails of lush foliage, and exotic shoots with riotous bursts of colour contrast beautifully against the muted tones many of us choose to live in. I've found the combination of statement botanical patterns, metallic finishes with rattan or rich velvet furniture creates fabulous schemes, but it's not a look for the faint hearted!"



Jar coffee plant Pikaplant,
£49, padlifestyle.com



Bagatelle Reglisse cushion,
Christian Lacroix, £100, designersguild.com



Fruit Looters wallpaper,
Timorous Beasties,
£300 per roll,
timorousbeasties.com

Jungle print wallpaper, Miki
Rose, £125 per roll,
limelace.co.uk

Butterfly Blurr cushion,
Rume, £85, rume.co.uk



Harlequin, Filix,
Calista wallcoverings,
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A NEW LEAF

Jacqueline Fiskien from Ampersand Interiors shares her tips on gardening indoors



Clockwise from above: palm tree lamp from Zenza Home; Rousseau wallpaper from De Gournay; silk plants from Silk-ka; Timorous Beasties' Meridian Palm wallpaper

THERE is a real botanical trend running through interiors at the moment. It shouldn't be a surprise, 'bringing the outside inside' has long been an architectural motif in contemporary builds and most of us find the outdoors – earth, plants, water, sky – soothing and nourishing. It's one of the reasons we so love the calming atmosphere of Victorian palm houses.

So how do you incorporate something of this botanical environment into your own home without building an extension or moving into the Royal Botanic Garden Edinburgh? Well, nowhere was this theme more apparent than at the recent Maison & Objet/Deco Off design exhibitions in Paris. From wallpapers to fabrics, lampshades to ceramics, it was easy to get happily lost in the jungle. Lush blues and greens abounded, with exotic plant life often intertwined with richly painted or embroidered birds and

butterflies. Of course, real flower displays are fabulous, but for those 'blessed' with black fingers like me, here are a few of my exhibition highlights that can easily be used in your own home.

Wallpapers are a classic way, with a long pedigree, to introduce a sometimes theatrically botanical note into a room. The wonderful De Gournay made full use of their new Rousseau design in their Paris showroom. Like most of their wallcoverings it is more art than wallpaper, and made a magical backdrop to a champagne breakfast among parrots, armadillos and banana trees. We also loved French fabric house Nobilis's new botanical wallpapers from their Cosmopolitan 1 and 2 collections. They decked out their showroom windows with a birds of paradise wallpaper – birds resplendent against a dark blue background – and accessorised with jewel-coloured cushions trimmed with feathers. Or if you want a

truly tropical feel introduce the rainforest into your bathroom by surrounding yourself with Timorous Beasties' Meridian Palm.

Alternatively, there are many ways to simply accessorise a room in a botanical style. We discovered gold palm tree floor lamps, pineapple wall lights, ceramic pineapple dishes and vases, butterfly displays, coral and agate slices. Many had more than a nod to Art Deco and they can be a great way to add an element of fun into a more classic interior. We even sourced the most stunningly realistic silk flowers for those who want to stick to floral displays – but without the watering!

Whether you want to go wild in the country or just tiptoe through the tulips there is an abundance of choice.

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



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THINK PINK

Blogger Emily Murray has put her life and soul into this incredible family home

THE Pink House is one of those properties where exacting detail is evident in each room, from the bold colours and unique wallpaper to every bespoke brass fitting and light covering.

Writer Emily Murray, who runs the blog The Pink House, moved into the home with her family six years ago and took on the challenge to create a family home that was also a sanctuary of style. “A lot of work was put into this house. It was my first attempt at interiors and I really enjoyed the process,” she says. “The entire house was ‘Farrow and Balled’, and we were very careful with every detail, much of which was bespoke.”

As a listed building, great care was taken to ensure renovation was in keeping with the period, while consideration

“I wanted it to be a happy, colourful home that works with period features”

was also taken for it to work as a family home. The kitchen and living room were opened up to create a family room, so the light from the south-facing living area could reach into the kitchen.

“It’s as versatile a house as it could possibly be, with a cosy cottage feel,” says Emily. “I wanted it to be a happy, colourful home that works with the period features. The big thing I have learned with this house is that colour can still be calming and it creates a more expensive feel. I always used cream walls to show off the pictures on the wall, but I discovered that pale pinks keep it warm, while grey is muted, and not garish. Colour can still be calm.”



OPEN PLAN KITCHEN/SITTING ROOM
1 Fitted Smeg cooker
2 Solid brass Buster and Punch handles on all kitchen cabinets

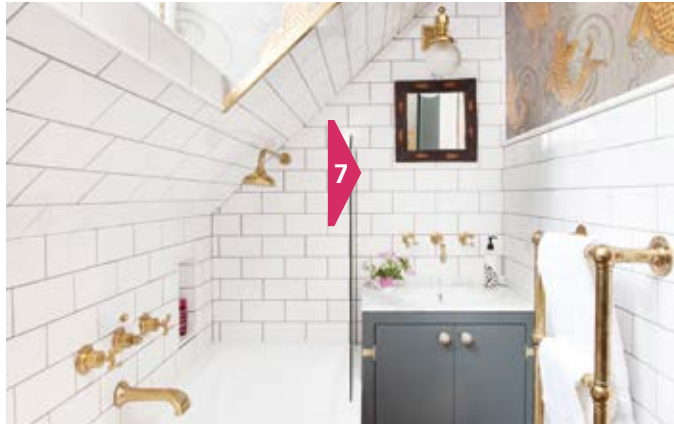
DINING ROOM
3 Wallpaper in London Toile by Timorous Beasties

DOWNSTAIRS FAMILY ROOM
It took six months to transform the basement into a family room/bedroom five, stripping it back to

its bare walls – replastered, rewired, and completely redecorated.
4 Illuminated gold leaf cocktail cabinet, Buster and Punch solid brass electrical hardware
5 Phillip Jeffries grasscloth wallpaper
6 John Lewis Bizet sofa bed with bespoke upholstery using Christopher Farr fabric

THE BATHROOM
7 It created a buzz on social media site Pinterest, impressing users with its white tiles, goldfish wallpaper, brass fittings and grey walls.

UNDER OFFER: The Pink House, 9 Glenisla Gardens, The Grange, EH9 2HR. Offers over £795,000. For more information, call ESPC solicitor estate agents Coulters on 0131 253 2215 or visit espc.com and search for reference 374002. EPC rating: C. To find out more about the house, you can follow Emily at her blog Pink House Living at pinkhouse.co.uk



DISCOVER A CHOICE OF SUBSTANTIAL FAMILY HOMES AT GLEN ORA, NORTH BERWICK, EH39 5LX

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CENTRAL PERKS

Along with fantastic shopping on George Street, the area in the EH2 postcode incorporates independent shops on Thistle Street and Rose Street, too. We select our favourites places for shopping, eating and drinking



DANISH CONCEPTS
The newest place on Rose Street for covetous interior pieces, Bo Concept offers modern interior décor that's all about simplicity and clean lines. The Danish company has actually been designing furniture since 1952, and offers a wealth of inspiration if you are looking for style and functionality. Looking for that perfect lounge chair, a sleek shelving unit or a textured rug? Then this is the place to go.
BoConcept Edinburgh, 19B Rose Street, Edinburgh, 0131 226 6367, boconcept.com

Continued on page 28



Imola chair, from £1,779

BoConcept
Urban Danish Design since 1952

Edinburgh: 19 Rose Street. 0131 226 6367 (2 minutes from Jenners)
Glasgow: 257 Sauchiehall Street. 0141 341 4920 (2 minutes from M&S)



Jo Malone

Premier SHOPPING

Continued from page 26

SWEET AROMAS

The fresh fragrances at Jo Malone are always inspirational, and their shop on George Street is a pleasure to spend time in. The latest addition is the Bloomsbury Set, which ties in with the summer botanical trend, and takes its name from the famous Edwardian writing group. Fragrances were inspired by the soft scents of the British countryside, but with a hint of absinthe, tobacco and whisky.

Jo Malone, 93 George Street, Edinburgh, 0370 192 5161, jomalone.co.uk

A GARDEN ESCAPE

The Dome has become George Street's most-loved institution, and as well as appreciating its opulent interior, from May you can enjoy their walled garden café which is open Monday to Saturday from 10am. With its cascades of ivy and flowers, it creates a tranquil and relaxing setting to enjoy a glass of fizz with their Italian-influenced menu.

The Dome, 14 George Street, Edinburgh, 0131 624 8624, thedomeedinburgh.com

SCANDI DELIGHTS

Thistle Street offers a treasure-trove of independent clothes shops, and Kakao by K is a little boutique with a big selection of wearable pieces, bringing not so readily available Scandinavian designers to Edinburgh's style-conscious residents. Kakao means hot chocolate in Scandinavian languages, and it's a delicious selection of muted colours, stripes, and pieces that are perfect for the office or for relaxing at home.

Kakao by K, 45 Thistle Street, Edinburgh, 0131 226 3584, kakao.co.uk

CAFFEINE FIX

Just a short hop from St Andrew Square, Burr and Co has that lovely, welcoming smell of coffee, an array of beautifully crafted cakes and pastries, some of which are gluten free, and a delicious breakfast menu for a great start in the morning. There is a steady stream of smart professionals through the door, keeping this café a bustling place for conversation or for reading the papers with a good coffee in a warm, stylish environment.

Burr and Co, 20 George Street, Edinburgh, 0131 240 7166, theburrandco.co.uk



The Dome



Burr and Co

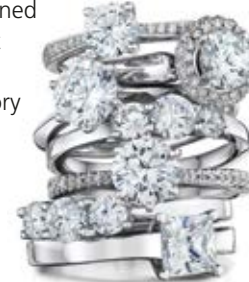


Kakao by K

DIAMOND LIFE

Laing Edinburgh is a local family business, but you might not know that they have been making jewellery in Scotland since the 1840s, particularly specialising in watch-making. Last year they opened up their new store in a prime spot on George Street, where you can search for that glittering celebratory piece or engagement ring, from Laing and other top-end brands.

Laing Edinburgh, 72 George Street, Edinburgh, 0131 225 4513, laingthejeweller.com



COLOURFUL COOKWARE

The cookware specialists Le Creuset frequently launch new colours for their high-quality stone cookware, and the latest is a floral design. The shop on Frederick Street offers the full range of products, making it

easy to browse for all the essential tools for your kitchen.

Le Creuset, 34 Frederick Street, Edinburgh, 0131 226 1339, lecreuset.co.uk



Laing Edinburgh

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HEART OF THE CITY

The EH1, EH2 and EH3 postcodes offer a wealth of luxury properties with high ceilings and period features, filled with history in the centre of town



56/3 NORTH CASTLE STREET, EDINBURGH, EH2 3LU
OFFERS OVER £675,000
Spread out over three floors, this grand four-bedroom New Town home is in an impressive location just off George Street, and with similarly impressive interiors. A winding carpeted staircase with period bannister leads up from the elegant, high reception hall to the other floors, while the attic space has been converted into an extra bedroom and storage space. The sitting room has windows that look out onto North Castle Street. There is no shortage of storage, with its four double bedrooms all with access to plenty of cupboards.
📞 **Contact ESPC solicitor estate agent: Simpson & Marwick on 0131 253 2171, or visit espc.com and search for reference 373779. EPC rating: D**

20 GARDNER'S CRESCENT, EDINBURGH, EH3 8DE
OFFERS OVER £549,995
This A-listed Georgian townhouse offers spacious living in the West End, with a vibrant yet homely feel over its two floors. The home features impressive period features, which are shown to full effect with its stripped floorboards, natural stone steps and stone floor on the second floor landing. Interiors are enhanced with statement colours, all complementing the features of the rooms. The grand drawing room looks out onto Gardner's Crescent's private park, while the cosy kitchen with its range cooker has a view over the property's back garden. This secluded, leafy garden has its own gazebo to relax in, creating a secret space in the midst of the city.
📞 **Contact ESPC solicitor estate agent: McEwan Fraser Legal on 0131 253 2263, or visit espc.com and search for reference 372986. EPC rating: C**



10 CHESTER STREET, WEST END, EDINBURGH, EH3 7RA
OFFERS OVER £1,395,000
This stately five bedroom Georgian townhouse in the West End extends over four floors and wows with intricate period detail and beautiful interior design. High ceilings, stripped floorboards, elegant windows, intricate balustrades and authentic mantelpieces combine with luxurious modern bathrooms and a sleek, stylish kitchen. You really are getting the best of both worlds, and it truly is an impressive New Town property for the ultimate in comfort living.
📞 **Contact ESPC solicitor estate agent: Coulters on 0131 253 2215, or visit espc.com and search for reference 375876. EPC rating: D**



THE DOME

14 GEORGE STREET, EDINBURGH EH2 2PF // TEL: 0131 624 8624 // WWW.THEDOMEEDINBURGH.COM

GARDEN CAFE OPENING MAY 2017



In the heart of Edinburgh's New Town, The Dome Garden Café is a seasonal oasis in the city serving a delicious and light al fresco summer dining experience from an Italian influenced menu with teas, coffees, pizza, pasta and salads.

WEST IS BEST

This fabulous semi-detached Victorian villa on Murrayfield’s quiet, tree-lined Succoth Gardens is as impressive on the inside as it is on the outside

SPREAD out over three floors, with six bedrooms and four public rooms, including an open-plan kitchen and sitting room, a large dining room with bay window, a study and extended drawing room, this stunning home offers completely flexible living with many spaces for relaxing, socialising and sleeping.

Owners Caroline Docherty and Neil Wood moved into the house around 13 years ago. “The house was always too big for us really, in terms of the number of rooms,” says Caroline. “But we really loved the scale of the large L-shaped drawing room and the dining

room. We wanted a place that would be great for entertaining, and allow us to host lots of family get-togethers.”

Over the years, they have not only redecorated, ensuring all the period features such as the cornices and fireplaces were well-maintained and kept fresh, but also created an open-plan family space by knocking through the wall between the kitchen and morning room to create a bright, open room with doors leading directly to the garden.

One of the charms of this house is the

Continued on page 34



‘We wanted a place that would be great for entertaining and allow us to host family get-togethers’



Continued from page 32

huge garden to the front, back and side. Caroline and Neil carried out extensive landscaping works on the garden, including creating a lovely, relaxing patio area for drinks and barbecues. "When we moved in, the front garden had what we felt was a rather narrow and unprepossessing path up through a rockery, so we created an access to the front door which we feel is more in keeping with the scale of the house," she says. "We also had the back and side gardens redesigned to give us two patios, which allow us to enjoy sun throughout the whole day in summer." Living here, you may also find there is a strong community feel. "When we moved

in, the previous people left us a note that mentioned how great the neighbours were," says Caroline "and it was true. They have been a great bunch of people, with whom we have shared a few parties. "We will miss the house, but as Neil retired a couple of years ago, and I am starting to think about the same thing, we are looking for somewhere we can leave for long periods of time, allowing us to travel, so a flat in the West End is the next move for us."
8 Succoth Gardens, Edinburgh, EH12 6BS. Offers over £1,100,000. For more information, call ESPC solicitor estate agents Morton Fraser on 0131 253 2251 or visit espc.com and search for reference 374591. EPC rating: E







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Mill Wynd, Haddington EH41 4FF

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Tantallon Road, North Berwick EH39 5NB

A modern development of 41 luxury purpose built one and two bedroom apartments set in the picturesque coastal location of North Berwick. Tantallon Court will feature a Homeowners' Lounge, beautiful landscaped gardens and a guest suite*, and is in close proximity to various local amenities. Appointments now available to reserve apartments off plan.



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*Additional charges apply.



THE GREAT ESCAPE

Everybody wants a garden that allows you to get away from the daily grind. A space where you can read a book in a tranquil setting, socialise with friends and family on your own patio or decking area, or have some peace and quiet to enjoy your morning coffee in zen-like surroundings

MOROCCAN-STYLE relaxed seating areas create a sense of exotic holiday comfort, while summerhouses and conservatories offer a safe space to provide for all types of weather. Another key trend is for floating swing seats in the garden, or hammocks strung up in the garden for lazy indulgence.

While some super modern urban

gardens even include an outdoor shower space, this may be one step too far for a Scottish garden, and an outdoor heater would be more practical. Water features can, however, bring a sense of tranquillity. Natural materials and the sound of flowing water could be the ultimate in harmonious relaxation when built in to your garden area.

But what we are seeing more and more, and which suits the unpredictability of Scottish weather, is for little individual garden pods or garden rooms, allowing you to create a new, flexible space in the garden, but without the need for planning permission. For easy summers in the garden, these products could be perfect for creating your own escapist space.



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FIRE PIT TABLE, JOHN LEWIS,
£149, JOHNLEWIS.COM**

Warm up your summer evenings with a fire pit, like this rustic decorative version from John Lewis.

**LENA BJERRE CLARA HANGING
CHAIR, SWEETPEA AND WILLOW,
£365, SWEETPEAANDWILLOW.COM**

Relax in style with a hanging chair like this one, from Scandinavian designers Lena Bjerre.

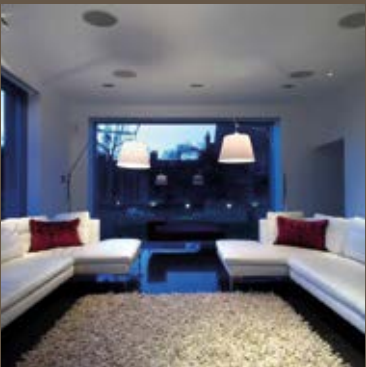
**SANDSTONE BELL TENT,
BOUTIQUE CAMPING, £479,
BOUTIQUECAMPING.COM**

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FARMER'S COTTAGE ROTATING SPHERE SEATER, JOHN LEWIS, £7,999, JOHNLEWIS.COM

Garden pods are a contemporary way to enjoy the garden, whether it's sunny or snowing, and some even rotate, like this one, to give a 360-degree view.



INDOOR OUTDOOR HANGING CHAIR, COX & COX, £350, COXANDCOX.CO.UK

This comfortable garden chair is roomy enough to fill with blankets and cushions for curling up with a good book. You can either have the chair suspended from a frame, or place it onto a metal stand – the choice is yours.



HAMPSTEAD JEWEL DAYBED, BRIDGMAN, £4,999, BRIDGMAN.CO.UK

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GARDEN ROOMS, JML GARDEN ROOMS, PRICES VARY, JMLGARDENROOMS.CO.UK

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TORRISDAIL, 7 LUGTON BRAE, DALKEITH, MIDLOTHIAN, EH22 1JX
OFFERS OVER £635,000
This 1930s country home in Midlothian, surrounded by countryside, has expansive grounds – ideal for a garden party. The home has beautiful period features, creating a perfect backdrop for an event on the patios, lawns with fruit trees and wraparound garden. And after the party, you can relax in the sauna or the sun room, with views over the flower beds and lawn, to recover the next day. Located on the outskirts of Dalkeith, the home would be perfect for those who love the outdoors – with Dalkeith Country Park, King's Park and Vogrie Country Park all nearby. There are plenty of walks and cycle paths along the banks of the Rivers North and South Esk.
📞 **Contact solicitor estate agent: Stuart & Stuart on 0131 253 2981, or visit [espc.com](https://www.espc.com) and search for reference 371467. EPC rating: D**

ST ABLES, WILTON PARK ROAD, HAWICK, ROXBURGHSHIRE, TD9 7JH
OFFERS OVER £425,000
Originally a 19th century coachhouse in the grounds of Kilmeny House, this property was converted into a family home in the 1930s, demonstrated through its elegant period features and unique touches, such as the large former coach doors at the back, which provide access to the garage. The garden in summer would be great for drinks parties and barbecues. The light and airy living area has a door that opens out onto a sunny patio which looks out over the leafy garden and lawn. Gravel paths wind their way through the garden, while a wooden archway offers access from the front to the back gardens, and lawns and patio areas offer a variety of places for socialising and enjoying the outdoors.
📞 **Contact solicitor estate agent: McEwan Fraser Legal on 0131 253 2263, or visit [espc.com](https://www.espc.com) and search for reference 353498. EPC rating: E**



PARK HOUSE, NELSON PARK ROAD, HADDINGTON, EAST LOTHIAN, EH41 3DT
OFFERS OVER £560,000
This modern five-bedroom home in Haddington has fantastic flexible space that connects the interior with the surrounding patio and garden areas. The 1970s home has been lovingly converted to make use of space and to create an ultra-modern family home. The house was extended to create an open-plan dining room and kitchen with folding glass doors that open right out onto a patio area. This allows for effortless entertaining in both the inside of the house, and bringing food or drinks to a garden table outside. The chic scandi-style living room has a wood-burning stove for maximum comfort and doors that access the garden. The bathrooms are similarly stylish and a guest bedroom has access to the wraparound balcony on the first floor.
📞 **Contact solicitor estate agent: Mov8 on 0131 253 2982, or visit [espc.com](https://www.espc.com) and search for for reference 369868. EPC rating: D**

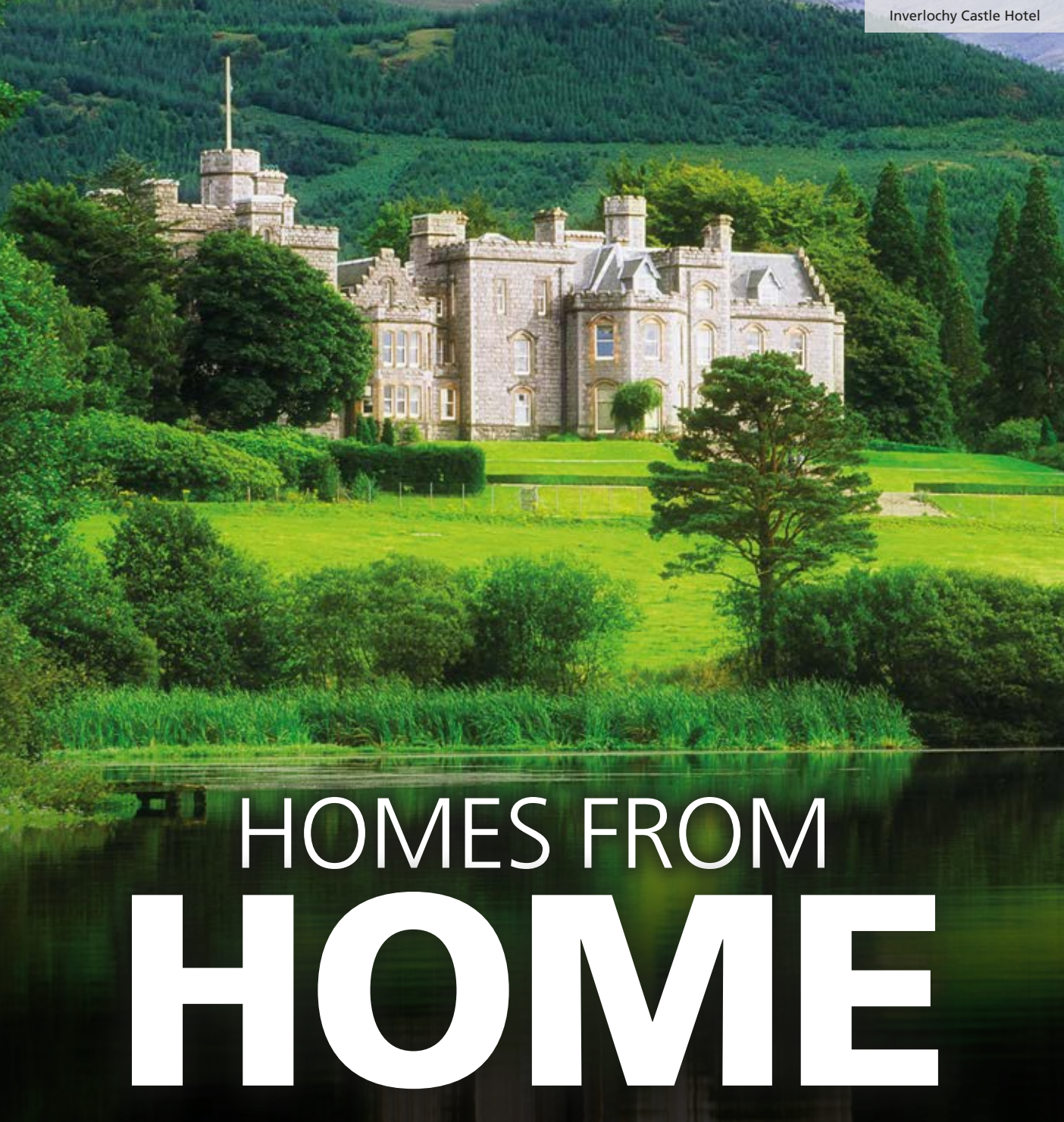
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HOMES FROM HOME

Looking for a great escape but want to stay in Scotland? Here are some stylish boutique hotels, castles and lodges you can visit for a ‘staycation’

LOCATED in a magical setting at Loch Tummel surrounded by forests and near to Pitlochry, the gothic and glitzy **Fonab Castle Hotel** has been awarded three AA Rosettes and numerous other accolades. Rooms are located within the castle and in the modern extension which offers balconies and views over woodland. After enjoying the pool and thermal suite, you could try a cocktail at the lochside gin bar and a six-course

tasting menu at the award-winning restaurant. Perfect for a romantic break.
📍 **Fonab Castle Hotel, Foss Road, Pitlochry, Perthshire PH16 5ND, 01796 470140, fonabcastlehotel.com**
SITUATED on a breathtaking section of coastline at the very north of Scotland, and with views over the Pentland Firth to Orkney, **Natural Retreats** has several different modern eco-lodges and one

bedroom studio apartments within the restored 19th century inn at John O’Groats. Lodges feature floor-to-ceiling windows, wood-burning stoves, modern open-plan living spaces and outdoor seating to enjoy the rugged views and, in the right season, to catch the Northern Lights.
📍 **Natural Retreats, John O’Groats, Wick, Caithness KW1 4YR, 01625 416430, naturalretreats.com**



OPULENT, baroque-style interiors are part of the charm of **Inverlochy Castle Hotel** near Fort William. Surrounded by beautiful Highland landscapes, the hotel boasts 17 individually designed rooms in this converted baronial mansion. The restaurant, Albert and Michael Roux Jr at Inverlochy, offers one of the best dining experiences in the Highlands, with period dining furniture that was presented by the King of Norway.
📍 **Inverlochy Castle Hotel, Torlundy, Fort William, Highland PH33 6SN, 01397 702177, inverlochycastlehotel.com**

SET within a grand Victorian castle in Aberdeenshire, once the home of William Gladstone, **Fasque Castle** is within a 400-acre estate in the Grampians on which you can enjoy country pursuits. All the luxury bedrooms and bathrooms have been given their individual stamp. For relaxing after a day exploring the countryside, there is a billiards room and plum-toned library to settle in, with roaring fires to keep cosy, and on warm evenings you can take drinks out to the terrace.
📍 **Fasque House, Fettercairn, Laurencekirk, Aberdeenshire AB30 1DN, 01561 340223, fasquecastle.com**

IF you are looking for a less formal place to stay, then **Westlea House** is in a prime position in Ullapool, offering great access to the harbour, expansive beaches and cycling trails. It’s an intimate bed and breakfast where each of the five boutique guest rooms are inspired by the coastline and surrounding forests. The informal living area has vinyl records, books and a wood-burning stove to kick back after a day of cycling.
📍 **Westlea House, 2 Market Street, Ullapool, Ross-shire IV26 2XE, 01854 612594, westlea-ullapool.co.uk**

STRONG DEMAND FOR HI-SPEC HOMES

ESPC business analyst Maria Botha-Lopez looks back at how the market has been performing

LOOKING back over the last six months, the property market in east central Scotland proved to be in favour of the seller, as a shortage of stock resulted in homes selling much faster than in previous years, and with an increase in properties achieving on or above their Home Report valuation. Changes to property tax, which came into effect in both 2015 and 2016, have also had a knock-on effect on the top-end of the market.

Over the last six months, sales volumes were down 9.4 per cent for all properties in east central Scotland, but for properties over £500,000, sales were down 4 per cent. While there is typically less of the higher-end properties available for sale than two-bedroom flats, for example, it indicates that there is still strong demand for high-spec, good-quality family homes.

It often takes longer to sell a property in the top end of the market, purely because there is a smaller pool of buyers available, and while the overall median time to sell is 24 days, down from 35 days, for properties over £500,000 the time to sell is 32 days, which is 39.2 per cent faster than the same six month period last year.

What this indicates is that the demand is still there for top-end properties, despite concerns around political changes, but typically it will take that little bit longer.

In Edinburgh, the areas of Morningside, Newington and Trinity continue to be the top districts for high-end properties. But with the number of properties marketed overall decreasing during the last six months by 6.2 per cent (compared to a 9 per cent decrease for all types of properties), these areas are continuing to see a shortage in properties available.

This shortage could be a continued effect of LBTT, which was introduced to replace Stamp Duty in April 2015. It meant that those buying properties over £333,000 would now pay more tax, so this could be an extra barrier for those considering to sell.

A tax on second homes was also introduced in 2016 which has had a bearing not only on buy-to-lets, and thus the purchase of one and two-bedroom



flats, but also on the decision-making process when it comes to selling a home, meaning that some sellers are delaying putting their property up for sale. Those people who buy a new home before selling their existing property will have to pay the 3 per cent tax on second homes, which would be on top of the higher rates of tax under LBTT if a property is valued at over £333,000. However the additional 3 per cent can be claimed back if the property they are selling is sold within 18 months of the purchase of the new property.

Buy-to-let in the higher end of the market is still a great purchase, according to Head of ESPC Lettings Nicky Lloyd. "The buy-to-let market for high-end properties is competitive and they are likely to be snapped up quickly by professionals. These types of tenants look for good locations and comfortable, well-presented interiors," she says.

Richard Loudon from ESPC solicitor estate agents firm Simpson and Marwick has found that the market is still strong despite a shortage of properties. "The second half of 2016 was much as

expected despite Brexit which created a cautious reaction that impacted only for a few weeks. The market has performed strongly in all sectors and in particular quality central flats and family houses which are in move-in condition.

"While there has been good demand there has perhaps been a slight lack of supply of quality properties and as always the old adage of 'quality counts' is as relevant as ever. The best properties in any sector are very sought after despite Brexit and the uncertainty over a second Scottish referendum."



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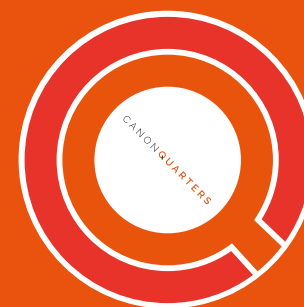


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When Quality Matters



COMFORT EATING

The craze for Scandinavian food is sweeping the city, so we take a look at some of its enticing features



Typical crayfish party food



Boda Bar sell Swedish ciders

THE Nordic lifestyle has been a hot trend over the last few years in terms of fashion, interior design, and ethos – a simplicity that aligns itself with comforts and practicality. 2016 was all about hygge, a cosy lifestyle choice, but Scandinavian food is now having its moment. There are plenty of places in Edinburgh to experience the cuisine, which has been well executed over the last ten years by the Boda Bar chain of Scandinavian-style pubs beginning in Leith and spreading to Holyrood Road and Fountainbridge. Owner Anna Christopherson says that “the idea was to create a living room feeling. A style like a Swedish café but the fun of a Scottish pub. I think it has worked because they are non-pretentious, welcoming, cosy and friendly – but also a bit quirky and different.”

Anna continues: “I do believe that Scandinavian food is becoming more

popular – to cook comfort food without frying everything. Swedes are very health conscious and they are also as crazy about cooking programmes here as in Britain. Swedes eat a lot at home and therefore cook loads.”

Husmanskost is a Swedish term that refers to healthy food of the land, emphasising local ingredients that offer a wealth of health benefits, such as root vegetables, pork and fish, apples and berries. With its dumplings and pancakes, Nordic food is not afraid of carbs, fats or sugar, particularly when it comes to the famous sweet pastries. The Swedish idea of Fika is all about socially enjoying coffee and cake, for example, and in Denmark, deliciously sweet cinnamon buns, can be enjoyed at any time of day. Another favourite is kvaejfford cake, with its layers of sponge and meringue.

Decent hearty bread is also a big aspect of Scandinavian food. Swedish crispbread is topped with cheese and salads, while Skogaholmslimpa is a Swedish bread served with Greve cheese.

Scandinavian food, according to the book *The Art of Hygge*, “is about sharing good times with the people you love, and one of the best ways of doing this is to sit down together for a meal or tea and cake.” While the Nordic lifestyle is closely associated with winter comforts, it’s also perfect for summer parties. Smörgåsbord, a traditional spread of food popular in Sweden and Denmark, means ‘buttered table’ and it’s where you can either lay out dishes in advance, or bring them out to the table in stages.

Surrounded by the North Sea, and dotted with rivers and lakes, it’s no wonder that fish is a big part of the



Smørrebrød

Scandinavian and Nordic diet. Herring is pickled, smoked and fermented, salmon is cured in vodka to make gravadlax, and crayfish are served up in bowls for special outdoor parties in Sweden in August, where the shellfish is washed down with bottles of aquavit.

“Crayfish parties are a long-standing tradition in Sweden,” says Anna. “When the warm nights get darker in August we light lots of candles outside and dish up boiled crayfish and have aquavit and sing songs in honour of the crayfish.”

For midsummer in Sweden, pickled herring, sour cream, potatoes and chives are served up, and another tasty dish is pork meatballs with hasselback potatoes and lingonberry jam – dishes that could equally be enjoyed over our Scottish summers.

We asked Finnish blogger Nina Äikäs about the popularity of Nordic food and lifestyle in Edinburgh

ARE THERE ANY FINNISH LIFESTYLE ASPECTS AROUND FOOD?

Finns are the biggest coffee consumers in the world, and if you get visitors to your home you’ll always make coffee and serve that with something, usually sweet. The Finnish kitchen is the heart of the home, and for me it was very important to have a big table to gather around in my home here in Edinburgh too. Visiting a forest to pick blueberries, lingonberries and mushrooms and freezing them for winter is something many people do, even if you live in Helsinki or another city. The sauna also plays a part in our food and drink culture. On Saturdays, a lot of people have a sauna and then a cold beer and a snack.

WHAT DEFINES SCANDINAVIAN FOOD?

Scandinavian food is about foraging; about picking berries and growing your own vegetables and blackcurrants in your garden. A lot of people also go hunting and eat what they’ve killed, such as elk, pigeon and rabbit. Along the coast, fish is an important ingredient, and salmon

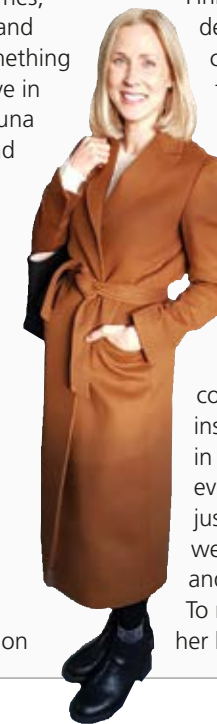
and herring are featured in many dishes. Inland we have more hearty dishes, such as stews and pasties. This is the more traditional side of it – now I think there’s a bit of a food revolution going on with a lot of foodie businesses opening up using flavours from different parts of the world.

WHAT ARE THE SIMILARITIES TO SCOTLAND IN TERMS OF CULTURE?

I think Scottish and Finnish people are similar to a certain extent. Our sense of humour is similar, we like a tipple and we adore nature. Finland and Scotland are both proud nations with modest people that have fought hard to be where we’re at today. I think the Finnish word “sisu” can be used to describe many aspect of Scottish culture too. Roughly translated, the word means strength of will.

HOW DO YOU DEFINE SCANDINAVIAN STYLE?

Just like the food I think Scandinavian style is simplistic and minimal. A lot of grey and black, clear lines and a lot of natural light, materials and colours. Very sophisticated and inspired by nature. Design is in our culture and something everyone has in their homes, not just rich people. It’s something we grow up with and cherish and attainable to everyone. To read more from Nina, visit her blog at ninaaikas.com



Scandi places to eat in Edinburgh



SODERBERG

With branches in Stockbridge and Quartermile, Soderberg is famous for its authentic Swedish crispbread, made from naturally fermenting sourdough. There is also a great selection of Swedish baked goods and healthy salads.



NORDIC AFFÄR

This shop on Haddington Place, at the top of Leith Walk, stocks a wide selection of Nordic foods for homesick Scandinavians, or for those who wish to sample some Nordic treats. There is also a café for enjoying an authentic Danish pastry with your coffee.



SEASONS

A new restaurant on Broughton Street, Seasons offers tasting menus inspired by Scandinavia, and using locally sourced ingredients. Whether it’s for the set lunch or dinner menu, diners are presented with a list of ingredients and then presented with their taster plates.

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~ MY EDINBURGH ~
SAMANTHA WOMACK

Actress Samantha Womack, who played Ronnie in Eastenders and is performing in the stage version of the Addams Family at the Edinburgh Playhouse, tells us why she loves this city



You spent part of your childhood in Edinburgh – what are your memories from then?

I was a mod back then. I absolutely loved it. Laced gloves, winklepicker boots and riding on the back of my boyfriend's scooter. It was such an iconic time and I associate my time in Edinburgh with the fashion of the day. I also vividly remember getting stuck on Cramond Island. The views were beautiful.

Favourite thing about the city?

The people... always. It's such a historic place with real beauty but for me it's the people that make Edinburgh what it is.

Do you return to the city often?

Yes. As often as I can. I've been working

quite a lot in London over the last few years and home is near there but I get back to Edinburgh as often as I can. I've still got loads of friends there and I'll be staying with some when I come with The Addams Family. I love the fact we are opening the show in Edinburgh – it means a lot to me that we get to kick it off there.

Has the city changed since you lived here?

It changes every time I go back. It's always the way but the essence is the same. That never leaves. The buildings are so historic that while everything changes around it the essence will remain forever.

Do you have any favourite bars or other hot spots?

The Witchery on Castlehill, which is my

restaurant of choice in Edinburgh. I'm also a massive fan of salt and sauce with my fish and chips. You can't get that anywhere else and I love it so much.

What do you enjoy the most when performing in The Addams Family?

The dry humour. There's just something so beautiful about the writing and it's one of the reasons that The Addams Family is what it is. Comedy is what I love most.

How does appearing on stage differ from acting in Eastenders?

With a show you are more in control of your performance and I'm a total control freak. You get more time to develop, to rehearse and to try new things. Screen is brilliant but it's quicker. **PL**



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