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PREMIER LIVING

Spring/Summer 2018

**PERFECT
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LIVE THE
WABI SABI LIFE

BON APPETIT
THE RISE OF THE
SUPPER CLUBS

ABSTRACT DESIGNS

It's all about the geometry this season

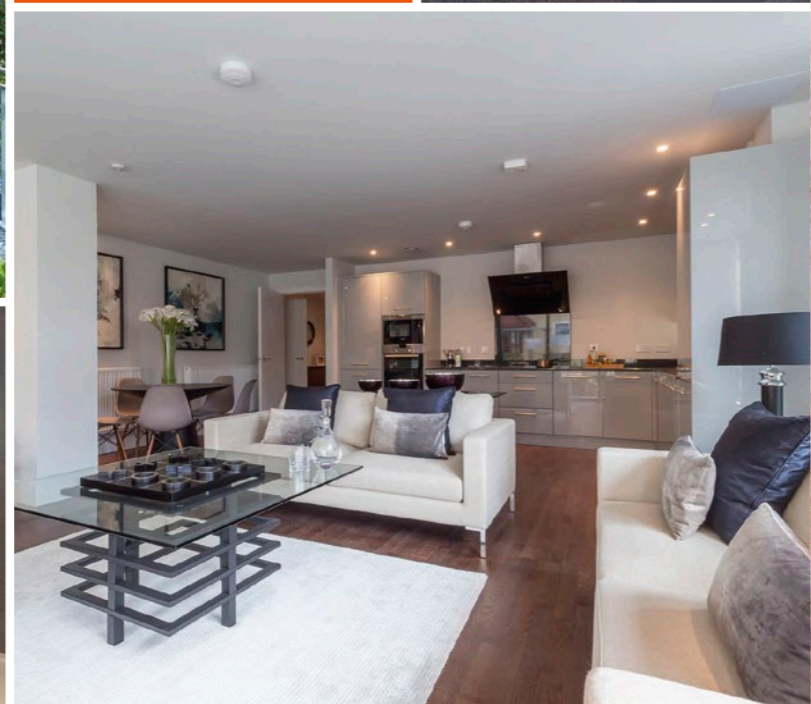
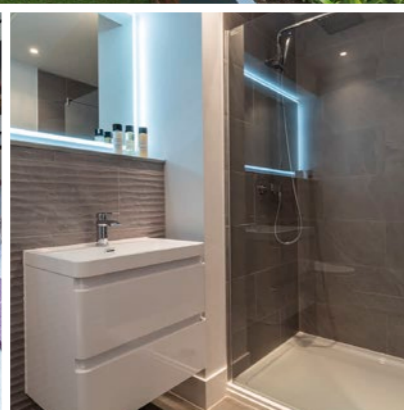
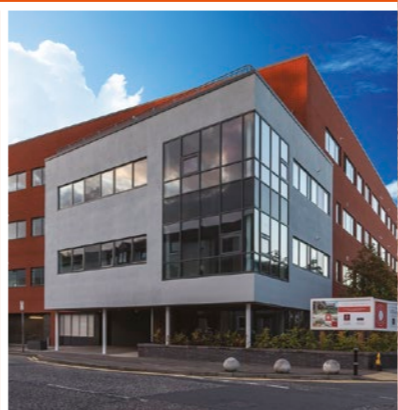
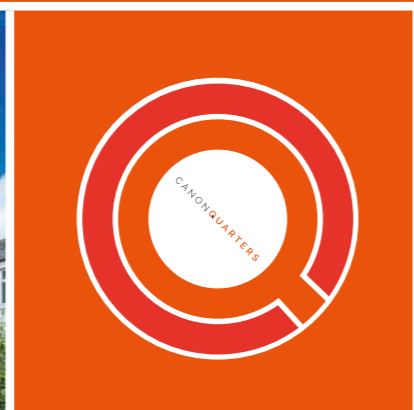
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Welcome COME ON IN

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THIS spring and summer, we are bringing colour into your home with our latest edition of *Premier Living* magazine. As well as the hot new trends in geometric design, and the must-have sofas for luxurious living areas, we also take a look at the fashion for kitsch motifs. We've seen flamingos and pineapples on everything from teacups to wallpaper, but what's next?

Wabi sabi is the pared-down lifestyle trend that you should look out for in 2018, and we explain what it is, and how you can achieve it. You can also use its concept when thinking about creating a sanctuary of calm in your urban garden. We talk to

Edinburgh landscape architects who provide the lowdown on innovative garden design.

There's much, much more in this issue of *Premier Living*, including market information and fabulous feature properties for sale, so sit back, relax and enjoy!

Caroline Young, Premier Living editor, ESPC

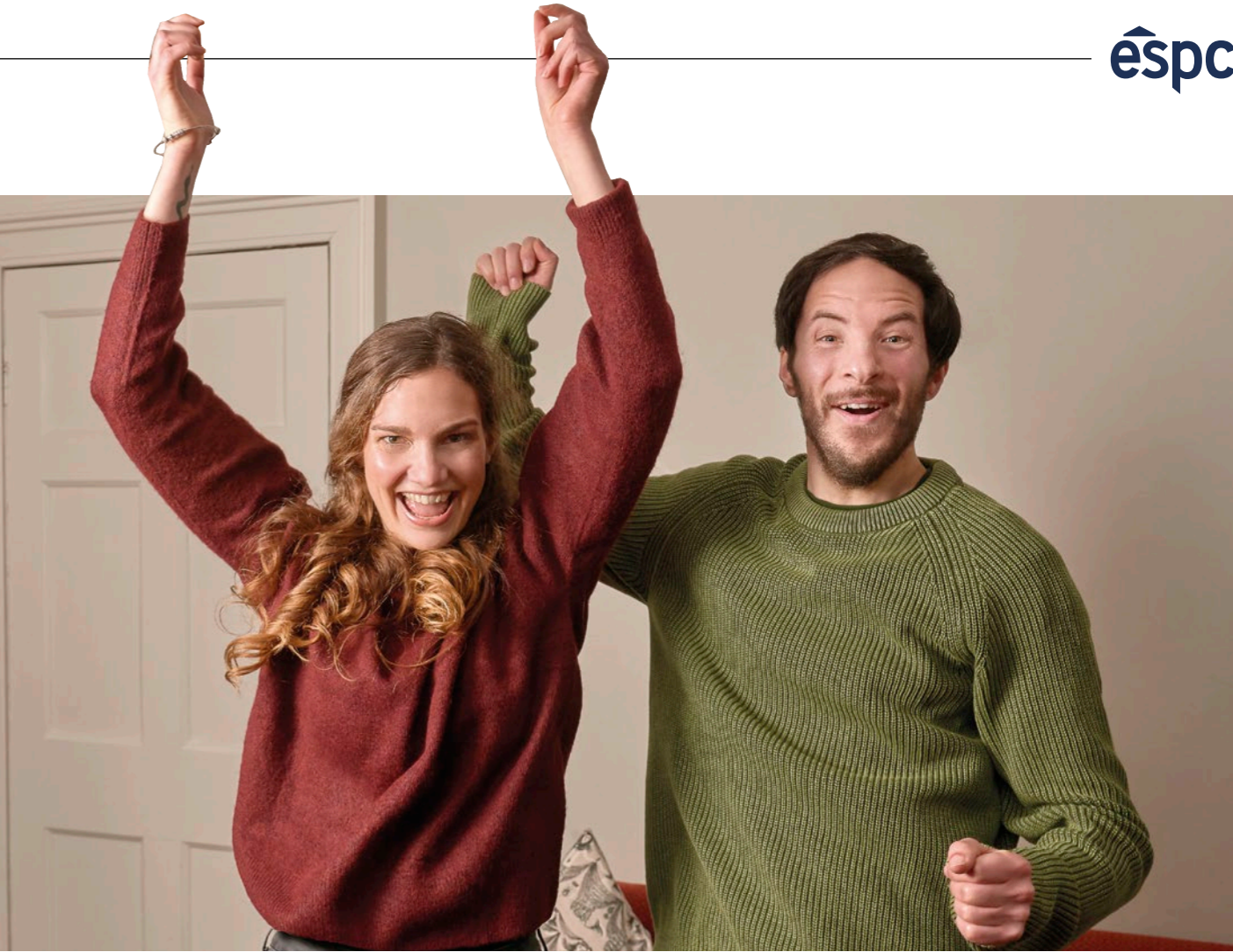


Photograph: Konishi Gaffney Architects

ABOUT OUR MAGAZINE...

Premier Living is your indispensable guide to luxury in and around Edinburgh and East Lothian. Indulge in beautiful homes, design trends and luxurious shopping ideas as well as the latest news from ESPC. It really has something for everyone. It is published twice a year – in spring/summer and autumn/winter and we are now onto

our 16th issue. Our circulation is now 25,000 and eighty five per cent of copies are delivered to areas in Edinburgh and East Lothian, where you will find many higher-value homes. A copy can also be found at your local solicitor estate agent, ESPC property information centres, and other select locations. If you would like to request a number of copies for your business, contact *Premier Living* on 0131 624 8872.



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WHEN you are making that big decision to sell your home, you will probably want to know how much you can expect to achieve for it first. Our latest initiative helps you do just that. We offer a free valuation service so you can find out what your home is now worth, before deciding whether to put it on the market. What makes this different from other portals is the choice in being able to find the solicitor estate agent who is perfectly suited to you. When you fill out the form on espc.com, you will have the option to select the most important criteria for your ideal firm, based on what matters the most to you – this could be a good understanding of the local market, their average

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Simply visit espc.com/useful-info/home-valuation and fill in your information.



ALSO... HERE ARE OUR LUCKY COMPETITION WINNERS

Congratulations to the winners from our two competitions in the autumn/winter 2017 issue of *Premier Living*. **JANET SANDERCOCK** won a luxurious overnight stay for two at Stobo Castle, and **BILL WILKIE** won a meal for two at Stockbridge Restaurant. We hope you had a wonderful time!



MUST VIEW

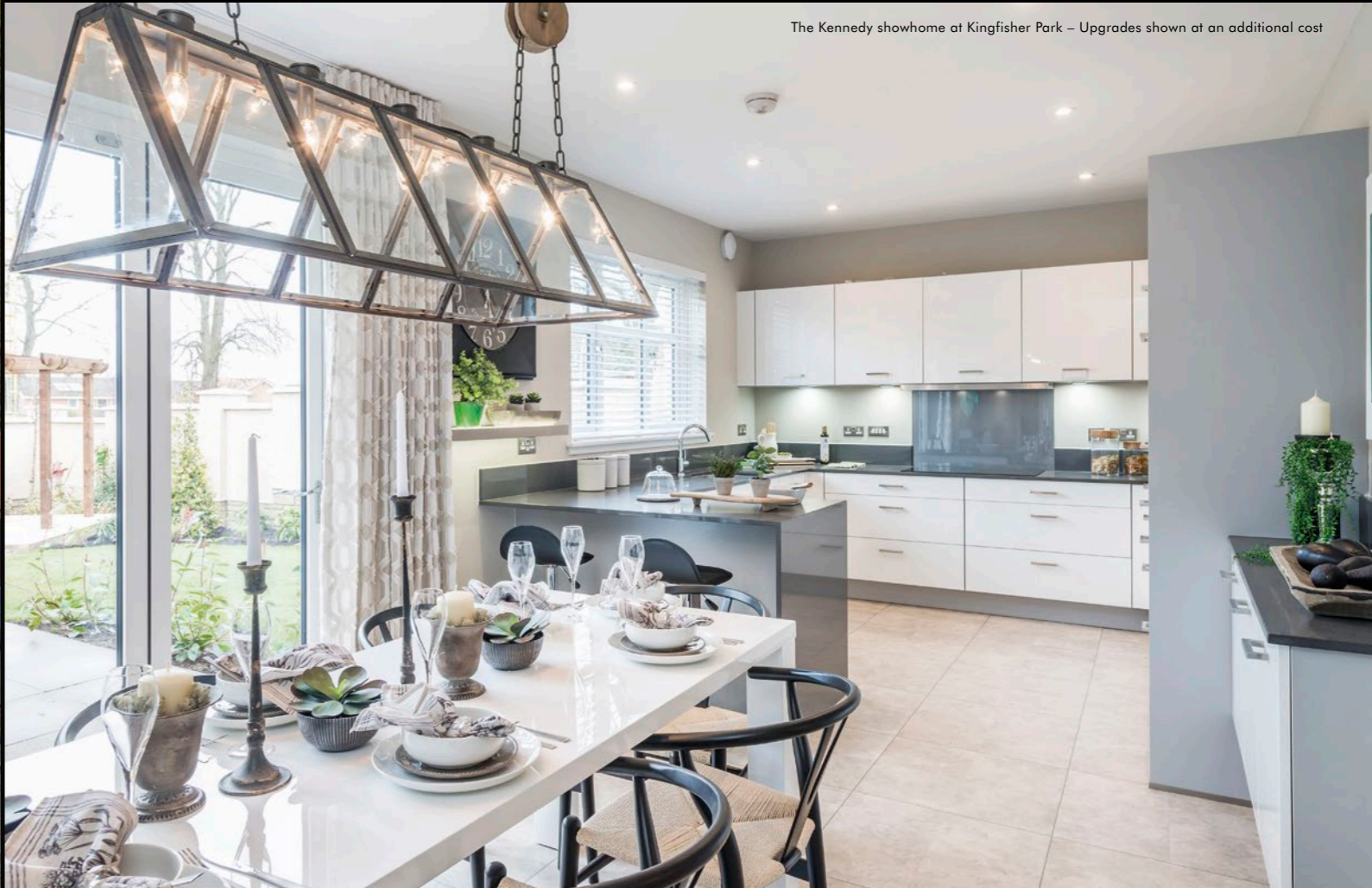
On stable ground

Originally designed by John Kinross in 1898 for James Craig, a paper manufacturer, The Stables is a wonderful B-listed property with stylish modern interiors and original features including a wrought-iron weather vane and Juliet balcony looking over the cobbled courtyard and surrounding countryside. The considerable property is just a short distance from the stunning North Berwick coastline and Bass Rock, and North Berwick golf course.

📍 **The Stables, Carlekemp, Abbotsford Road, North Berwick, EH39 5DA.** Priced at offers over £1,190,000. For more information contact Simpson & Marwick on 01620 532654, or visit espc.com with reference E385791. EPC rating: D

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THE WISH LIST

From fragrance to cocktail chairs, we let you in on the latest trends

EXPRESS ESPRESSO

Making your favourite coffee can now be done at the touch of a screen, with this new Oracle Touch, where you can save up to eight personalised coffees within the memory of the machine. It has an integrated conical burr grinder, precise water temperature and pressure, while steaming and texturing your milk has never been easier. Definitely one for caffeine fans. The Oracle Touch, Sage by Heston Blumenthal, £1,999.95, sageappliances.co.uk



SWISH SEATING

Perch Upholstery has created this fabulous 1950s cocktail chair, as if from an episode of Mad Men, but with a Scottish twist – upholstering it with Timorous Beasties’ Ramshead fabric. The cobalt blue would also look great in any stylish living room – whether you are inspired by the style of Betty Draper or Joan Holloway. 50s cocktail chair in Timorous Beasties, Perch Upholstery, £499, perchupholstery.com



TRIUMPHANT TUBS

Freestanding baths can add a touch of retro glamour, and Drummonds have a new range of colourful, period-influenced tubs that would make a great talking point. The Tweed cast iron bath is a freestanding roll top, inspired by the 18th century Bateau bath. This smaller design would also be perfect for fitting into the Georgian bathrooms of the New Town. The Tweed small cast iron skirted bath tub, Drummonds, £3,420, drummonds-uk.com



BOHEMIAN LANDSCAPES

Jo Malone London has launched a new collection of fragrances, inspired by sunlight on bountiful summer fields. Poppy and barley, primrose and rye, oat and cornflower, honey and crocus and green wheat and meadowsweet are the five limited edition fragrances of the English Fields Collection, promising to be a “warm and wholesome celebration” which is “cooled by the freshness of flowers.” English Fields Collection, Jo Malone London, £47 per 30ml cologne, jomalone.co.uk



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SHAPE SHIFTERS

Whether it's hexagons, cubes or zig-zags, geometric design adds decoration for a bold, angular effect



Umberto brass media cabinet, Graham and Green, £550, grahamandgreen.co.uk



Palette coffee table, JH6 & Tradition, £995, moletamunro.com



Jasper Pouffe, zebra chevron, Swoon Editions, £179, swooneditions.com



Milano open shelving unit, Audenza, £425, audenza.com



Angles Wallpaper by Erica Wakerly, Lime Lace, £89, limelace.co.uk



Geometrics cushions, Ampersand Interiors, £95, ampersandinteriors.co.uk

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GET YOUR HOUSE IN ORDER

Scandinavian concepts hygge and lagom have made an impact on lifestyle over the last year, but the latest trend sweeping interior design looks to the east

WABI SABI is the Japanese and Zen Buddhism philosophy of beauty in imperfection. While shabby chic is often cluttered, with clashing textures and ornate vintage fabrics, wabi sabi is about minimalism – incorporating liveable space, pared-down possessions that show history and age, and natural materials such as wood, slate and raw fabrics. It also ties in with environmental concerns, by finding beauty in recycled products, especially if they are worn and slightly decrepit.

Wabi sabi is believed to have developed in the 15th century as a counteraction to heavy ornamentation and luxury materials in favour of simplicity and raw beauty. The origins of wabi sabi are said to lie with Sen no Rikyu, a Japanese tea master and Zen monk. Wishing to learn the Way of Tea, he visited the Tea Master, Takeno Joo, who ordered Rikyu to tend the garden. Rikyu eagerly raked the garden until it was perfect. But as he finished, he knocked the cherry tree, causing petals to scatter on the ground. The Tea Master Joo admitted Rikyu to his school and the idea of beauty in imperfection was passed.

As Andrew Juniper, author of *Wabi Sabi: The Japanese Art of Impermanence* writes: "Wabi sabi's influence on Japanese aesthetic values has inspired such arts as the tea ceremony, flower arranging, haiku, garden design... it can be found in the arrangement of a single flower, the expression of profound emotion in three lines of poetry, or in the perception of a mountain landscape in a single rock. Like Zen, its philosophical mentor, it is sublime in its subtlety."

As well as interior design, wabi sabi can inspire architecture. The Japanese House, built on a brownfield site in a back lane in Portobello, completed in 2009, was a personal project from local firm Konishi Gaffney Architects. It incorporates wabi sabi to create an eco-home which requires no heating through its clever design. The

large windows allow in warmth and light, while concrete and recyclable materials insulate the building. The beauty is in the use of simplistic materials, concrete, wooden posts and lots of space.

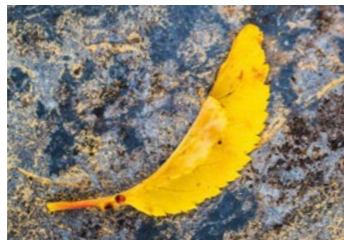
"In my view I think wabi sabi in design is about quietness; a quiet simplicity and beauty," says Kieran Gaffney from Konishi Gaffney Architects. "A calm and considered detail or an 'atmosphere' in architecture. Again this is very difficult to define and even more so to capture in a photograph."

The Japanese House, which was shortlisted for a Saltire Housing Award and won the Edinburgh Architecture Association (EAA) small projects award for 2010, has a style "very much about the atmosphere internally," says Kieran. "I think it looks good too, but the real quality comes from sitting inside and is much to do with the sound inside (the actual quietness), with the warmth of the floor, with enough air volume to breathe."

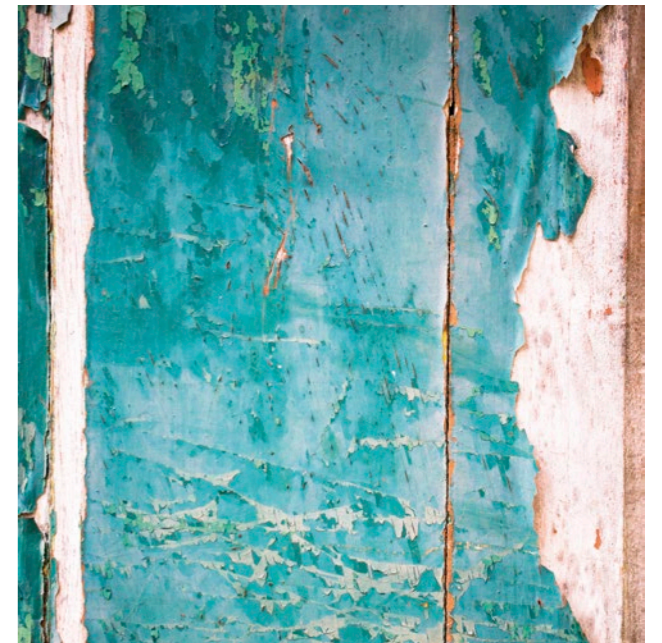
This Japanese element also inspired Konichi Gaffney's designs for a 1960s detached bungalow in Ravelston Dykes Lane, which was created to be as environmentally friendly as possible, and which blended internal

and external spaces, creating an open plan living space and a rear extension with a tatami room (Japanese style room with straw mats on the floor).

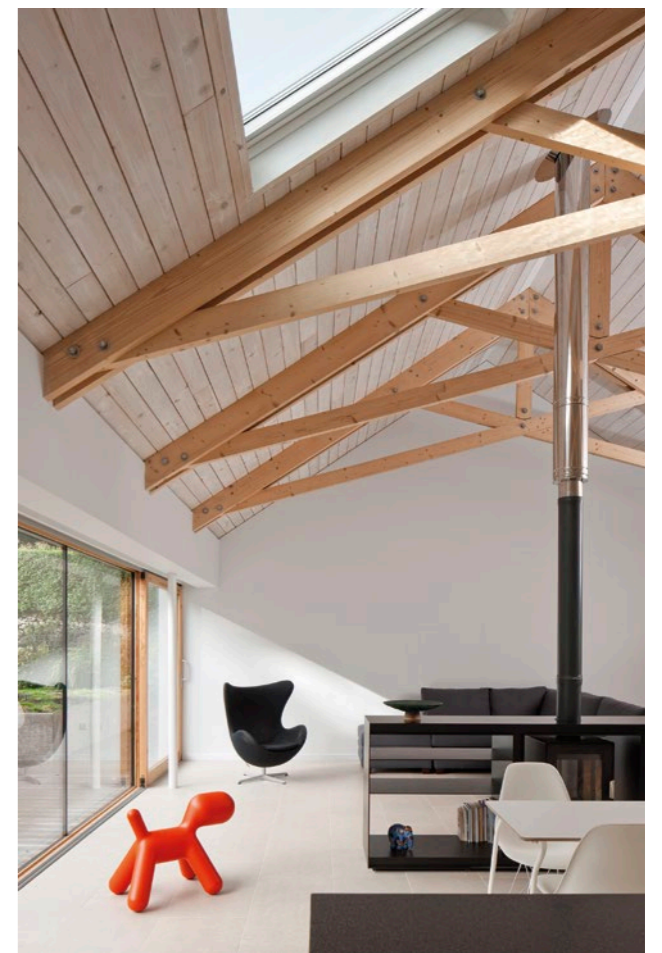
Building your own wabi sabi home may be a stretch, but to achieve the look yourself, think about finding statement pieces with age and history, made from simple, natural materials. You could even choose from plants in concrete pots, a blanket with a frayed edge, or a garden with decaying leaves, to follow this idea. Cracks and scratches are a sign of history and the passing of time, and should be embraced. It's about unique, individualised, imperfect beauty, and there is still something very Scandinavian about it, something very much in the now.



Anti-clockwise from this picture: a Japanese-inspired design for a Ravelston Dykes bungalow sums up wabi sabi; light floods in to the minimal space warming the house up; there is beauty in decaying paintwork. Inset, opposite: the positioning of a leaf is a simple way to introduce wabi sabi to your life



"Wabi sabi can be found in the arrangement of a single flower, the expression of profound emotion in three lines of poetry, or in the perception of a mountain landscape in a single rock"



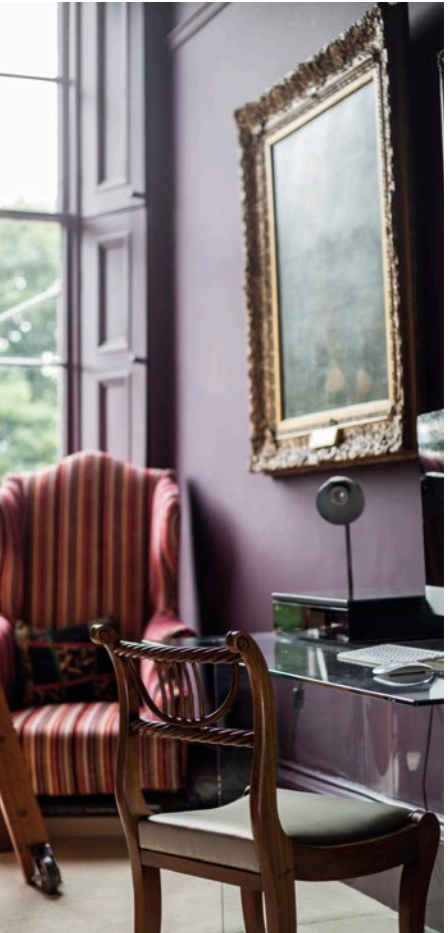
IMPERFECT TENSE

Cherished artefacts can bring meaning to your home



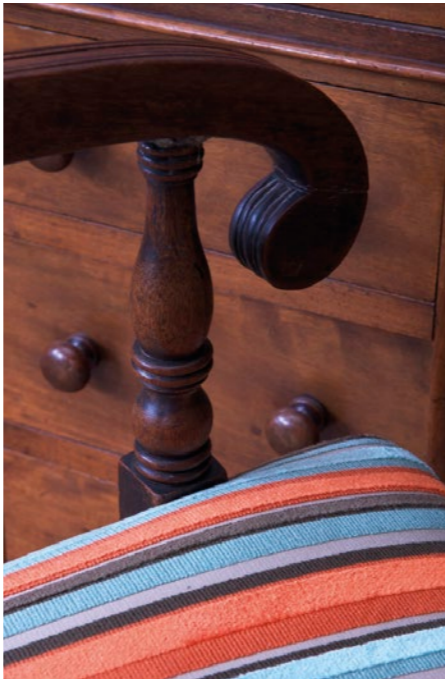
combinations and a calming, peaceful environment that improves as it ages. Finally, wabi sabi crucially lauds the beauty of the incomplete. As design guru Stephen Bayley says, you must never aspire to “finish” a house, you can merely hope to start it, and from then on it’s an evolutionary process. At Ampersand we have been lucky to work with many clients over a long period of time, adapting and editing to ensure their home grows with them, reflecting their lives and remaining relevant and uplifting at every stage. After all the journey can often be so much more exciting than the destination.

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



DESIGN is subject to its fair share of trends that come and go. By their very nature these often lack the substance that is the core of an inspiring and happy home. So it is fair to say that while I keep a careful eye on new ideas, I tend to steer a more timeless path. As Coco Chanel famously said, “Fashion changes, but style endures”. However, occasionally a trend can have at its root a kernel of truth and this may explain the current popularity of wabi sabi. For those not in the know wabi sabi is an ancient Japanese philosophy based on the beauty of things imperfect, impermanent and incomplete. Obviously we would not be suggesting retaining broken items! But incorporating a much treasured, time-worn object into an eclectic interior scheme has huge appeal. Rather than replacing a damaged antique chair for example, how much more meaningful to re-cover it, providing it – flaws and all – with a new lease of life. After all, a successful interior design project is a journey where the client and designer operate in sync and where the client’s interests, ideas and possessions are carefully woven into a new, cohesive, aesthetic whole. Valuing belongingness over perfection is a key part of wabi sabi, and this is a theme

that particularly chimes with me. A quirky item discovered in a market can have a character and evoke memories that make it far more interesting than something purchased just to perfectly “match” a scheme. In many ways it is what separates “belongings” from “product” and why funky finds and family heirlooms provide the vital thread of authenticity running through a beautiful room. A good designer can draw together such potentially disparate elements and is definitely worth their salt – and the process is so much more enjoyable than interiors-by-numbers! A few worn edges can enhance rather than inhibit a beautiful and uplifting environment. Threadbare tapestries can be re-invented as bohemian cushions; vintage coloured glasses can be filled with tea lights; a cherished but cracked table can be filled with gold or tinted resin creating a bejewelled vein of individuality. It is therefore less about embracing wabi sabi in its entirety and more about how to identify and utilise sympathetic features. Its appreciation of nature can be reflected in your colour palette – the bright ochre of a lichen on a wet grey rock, a lush moss green or rust coloured bracken. A judicious use of natural materials such as slate and wood, soft woollen or mohair throws or sheepskin hides results in wonderful



Clockwise from top left: contemporary Timorous Beasties wallpaper perfectly complements a classic Danish bookcase displaying personal artefacts; nature can be reflected in the use of materials such as wood, sheepskins and even antler; much loved furniture re-upholstered for a study combining the old and the new; use a colourful fabric to bring new life to an old chair.

lindsays

Cohabitees – *whose* house is it anyway?

More and more couples are choosing to live together before getting married, but what happens to the home in the event of a relationship breakdown?

Making the decision to live together is often a milestone decision for a relationship, and on a practical level it is usually more convenient and cheaper than living separately.

Rights as cohabitants
Many people mistakenly believe that their rights as cohabitants are the same as if they were married. This is not the case. Unmarried couples have some legal rights if their relationship breaks down or if one of them dies, but they

are very different to those which apply to a married couple and can be difficult and expensive to pursue. This can often lead to unforeseen problems if a couple decide to break up.

Draw up an agreement
A simple cohabitation agreement can set out what each partner is entitled to if they split – especially important if they are buying property together. Such an agreement will be tailored to your individual circumstances and can be updated in the event of a material life change.

It may not seem the most romantic of steps for a couple moving in together. But neither are most arrangements around finances, mortgage payments, and what happens if someone leaves or dies.

Many cohabitants don’t think of making such an agreement themselves, or are shy about suggesting one. In that case, a nudge from a third party – parent, relative, friend or adviser – can be helpful.



Nina Taylor
Partner, Family Law

ninataylor@lindsays.co.uk
0131 229 1212

lindsays.co.uk

RUSTIC RETREAT

This former hayloft in Fife has everything you need in a modern home

SITUATED in the grounds of the Tower of Arnot, the six-bedroom Coach House has a luxurious, rustic feel throughout, and with extensive gardens that create the sense of a country retreat. It has also proved to be something of a project for the current owners, who designed and built an impressive extension that has a flowing layout and is both comfortable and energy-efficient.

Andy Sheppard and his partner bought the detached country house in 1994, and they were impressed with its history as a stable hayloft and groom's

accommodation which is believed to date from the 18th century. In fact such is the rich history, it is thought that people have lived on the land for more than a thousand years, while the tower itself dates from 1507.

Andy applied for planning permission in 2008 to create an extension with a huge apex window, which he tongue in cheek refers to as 'The West Wing'. Doing all the work themselves, the project took four years. "We did everything, including erecting the steel and we had engineers who came out and checked it.

"In the old house we had pitch pine which we salvaged and used it to make the staircase. We also sourced pitch pine from a mill, and this was cut down into the panels and door frame.

Continued on page 18



“We sourced pitch pine from a mill, and this was cut down into the panels and door frame”

Continued from page 17

“We kept the continuity with elm, oak and ash for finishing. It still looked like a barn, but also architectural enough to reflect the history of Arnot Castle. The space is very light, using the maximum amount of glass we were allowed, and it is both south and west facing, with access to patios in both directions.”

The contemporary extension has a magnificent open-plan family room, dining area and kitchen on the ground floor along with two bedroom suites above. This open plan space is ideal for entertaining and links seamlessly with the original part of the house. The bespoke kitchen forms the hub of the house and features handcrafted elm surfaces with oak trim, slate floor, oak doors and a multi-fuel stove.

Having had the experience of redeveloping this home into an inspiring, luxury space, Andy and his partner now plan to work on developing and building holiday cabins on a plot of land, in order to create a glamping experience.



But giving up life at the Coach House will be tough. “Bi-fold doors open out onto the south-facing patio and doors onto the west-facing patio, so that the indoor and outdoor space is combined. It’s brilliant for entertaining, and our friends always enjoy coming here because they like the space so much,” he says.

The Coach House, Arnot Tower, Leslie, Fife, KY6 3JQ. Price guide £850,000. Contact selling solicitor estate agent Lindsays on 0131 253 2327, or visit espc.com with reference E385490. EPC rating C



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SITTING PRETTY

They may swallow up the remote control from time to time, but your sofa says a lot about you and your style

APART from our beds, the living room sofa is the place in our homes where we are likely to spend the most time, whether it's for reading, catching up on the latest box set, or socialising with friends. But as well as being comfortable, you also want it to look stylishly at ease in your living space, and to work in synchronicity with your lifestyle.

For 2018, colour is back in a big way, and choosing a bright, bold mono-colour sofa is a great way of injecting it into your space. A sofa in Ultraviolet, Pantone's colour of the year, would add drama, and, since it is an adaptable colour, it could complement a classic or modern interior. The one pictured is also in velvet, which is the luxury on-point fabric of the year.

Choosing the style you like is also a big consideration. One hot new trend for sofas is the Ploum seater, which has a low backrest to create the look of a large cushion. A nomadic settee can also create an exotic sense of space. Heather Griffiths from Bo Concept says that modular sofas are the way forward because "The opportunities are endless. More and more people opt for customised furniture rather than one fits all. They want to find the best one for themselves – design, colour, style and of course size. The 'modern retro' feel is still omnipresent in fashion as well as in interiors in 2018." She also notes that red is making a surprising comeback. "This year, red is going totally tonal with Bordeaux, rust, marsala, dark red and pale pink or blush. There's a shade for almost any occasion. Merging reds and blue creates a stunning cosmopolitan look," and that "luxurious leathers and sumptuous textures of velvets and velour give any sofa the ultimate style and comfort".

The classic Chesterfield is very much back in vogue, tying in with the nostalgia phenomenon of recent years, with a demand for all things vintage. Leather

Chesterfields, particularly those with a bit of wear to them, can look great – especially with stripped floorboards and period features. Country Living magazine has noted that shapely, curved furniture which nods to the 70s is also in. You can also find 1950s style love seats which can add a touch of the chi-chi to your home, perfect seats for the cocktail hour.

For Charlie Marshall, founder of Loaf, comfort is prime, so that means choosing a sofa that is big enough to lounge on. "Quite a few of our designs have deeper seat cushions than your average sofa making them very inviting to curl up on", he says.

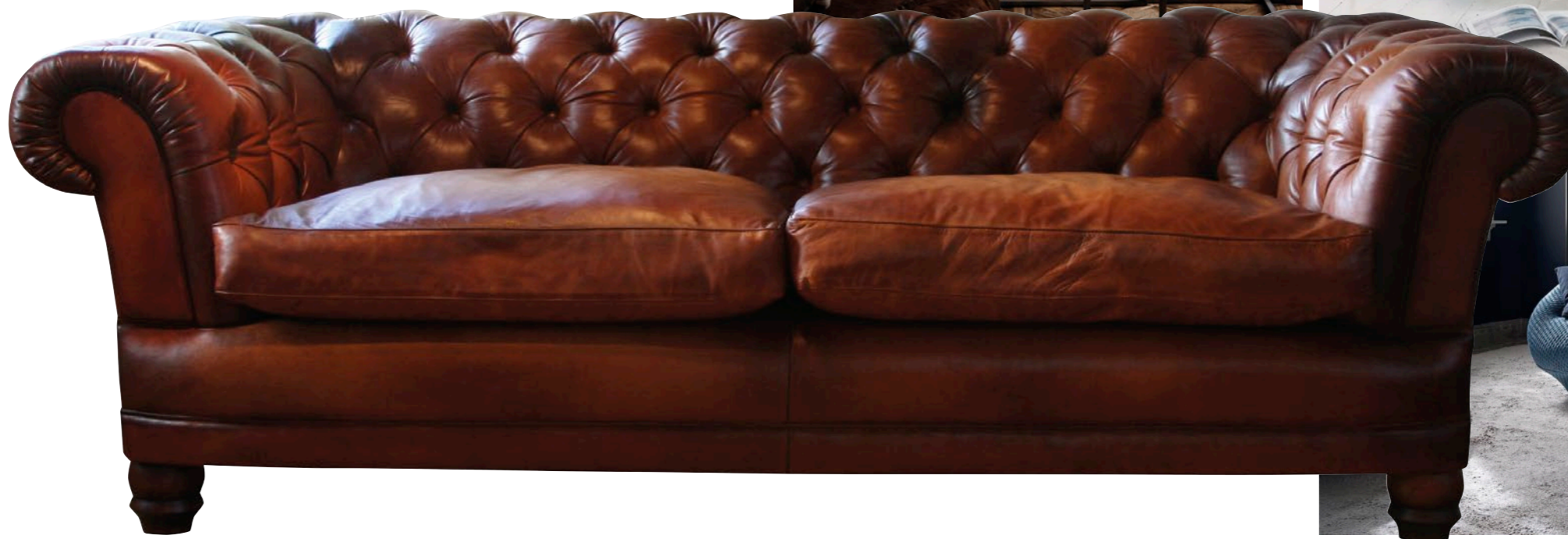
"Our customers are becoming more adventurous and braver with colour in

their homes. A few years ago it was all about neutrals but I think now with sites like Pinterest and plenty of good inspiration out there, it's easier to get bolder colours right. My sofa buying tip is that customers should check that the sofa has a solid beech frame that is held together with screws and dowels – not glued and stapled chipboard versions which break easily and won't last as long. Removable covers are also very handy as they can be taken off for cleaning, especially if you have pets or young kids. When shopping remember to measure correctly. Check that the room is big enough for the size of the sofa – you don't want to be bumping into your furniture – or each other."

"The classic Chesterfield is very much back in vogue, tying in with the nostalgia phenomenon of recent years, with a demand for all things vintage"



Clockwise from left: Cenova sofa in red Napoli, Bo Concept, £2,049, boconcept.com; Purple velvet petal sofa, Rume, £2,621 with extra for 15 metres of fabric, rume.co.uk; Souffle love seat chaise, Loaf, £1,025, loaf.com; Ploum, Ligne Roset, £2,565, from Tangramfurnishers.co.uk; Cairness leather large sofa, Darlings of Chelsea, £2,800, darlingsofchelsea.co.uk; Homestead Mindi wood three-seater sofa with goat hide cushions, Alexander & Pearl, £2,595, alexanderandpearl.co.uk




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6 GILLESPIE ROAD, COLINTON, EH13 OLL
OFFERS OVER £825,000
This home in attractive, quiet Colinton is truly unique. Surrounded by trees, it has a modernist feel to both its brick and wood facade and its interiors with all that open-plan space. On the upper floor is an extensive area for the dining room, kitchen and sitting room, which is down a couple of steps. The contemporary kitchen is fronted by glass, with doors leading out onto the large balcony area. This would be perfect for relaxing on a warm day, and where you get lovely views of the foliage. As well as five bedrooms, two with en suites, the home also has plenty of storage, a utility room and garage. The flexibility of the space would make very comfortable, open living areas.

 **For more information contact selling solicitor estate agents Coulters on 0131 253 2215, or visit espc.com with ref E386965. EPC rating: D**




13 MOSTON TERRACE, EDINBURGH, EH9 2DE
OFFERS OVER £995,000
Beautifully decorated, this six-bedroom semi-detached house is bright and airy, and combines stunning modern detail with period features. The living area at the front of the home is particularly attractive, with a bay window, wooden floors, dove grey walls and cornicing. But another wonderful living space is the open plan modern fitted kitchen and dining room, which leads into a snug area, and with doors leading out to the patio and private garden. This kitchen and dining area has a mantelpiece, space for a sofa, and a window seat, great for relaxing and socialising. The large back garden has a decking area and lawn, and the property also comes with its own single garage and driveway at the front.

 **For more information contact selling solicitor estate agents Simpson & Marwick on 0131 253 2171, or visit espc.com with ref E389640. EPC rating: E**



26 WESTFIELD GARDENS, KINCARDINE, FK10 4PQ
OFFERS OVER £450,000
Over the summer months, you might want to take your living area outside, and this large, modern home in the small town of Kincardine in Fife, is perfectly set up for outdoor relaxing and al fresco dining. Inside, the home is well-equipped for luxury family living, including views to the Forth Bridge from the master bedroom. Its multi-level outdoor area also offers views of the Firth of Forth, and can be accessed from the living room and dining area. It has a decking area for barbeques, a paved patio with extensive space for tables and chairs, and a sloping lawn. This home really does have all the comforts that you could require.

 **For more information contact selling solicitor estate agents Mov8 on 0131 253 2982, or visit espc.com with ref E383806. EPC rating: B**



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TROPICAL DELIGHTS

2018 is the year of the flamingo...and the toucan...and the zebra – a host of exotic animals are competing for your attention to brighten up your home



Gold flamingo table lamp,
Graham and Green, £135,
grahamandgreen.co.uk

Toucan pouring jug,
Fenella Smith, £17,
fenellasmith.com



Pineapple pouffe,
Sweetpea and Willow, £95,
sweetpillow.com



Zebra and palm canvas cushion,
Fenella Smith, £35,
fenellasmith.com



Flamingos knitted statement cushion,
Sophie Allport, £48,
sophieallport.com



Toucan salt and pepper pots,
Graham and Green, £20,
grahamandgreen.co.uk



is also the technological aspect that has made these motifs so attractive. With the popularity of using emojis to replace words, simple images are now used as a form of language.

"Unfortunately there's no flamingo emoji yet though!" says Kate Vincent, PR and marketing manager for Graham and Green. So what are interior design companies planning when it comes to the themes of 2018?

Kate says that at Graham and Green, "as always we're big fans of the flamingo and definitely believe it's here to stay. Pineapples and cacti have been central to

interior trends for many years now, and while they are still much loved at G&G we're switching up the tropical vibes with flamingos and toucans, and adding a touch of safari chic with zebras."

Lisa Rutherford, a buyer for John Lewis, adds: "There's a rumble in the jungle, as 2018 is expected to be the year that snakes, monkeys, toucans and other tropical animals feature heavily on fabrics, walls and furnishings."

So if you want to keep up-to-date with your quirky, colourful designs, here are some of the items that are sure to be a hit this year.

YOU may have noticed there's been something of a love-in for kitsch motifs like pineapples, flamingos and cacti over the last year or two, and they have become quite ubiquitous in everything from cushions, to wallpaper, jewellery and clothing. These prints are bright, playful and fun, and maybe there's also a hint of irony – these motifs, such as the pineapple, or lobsters, are the type of thing you could find a big plastic version of in Australia (see the Big Pineapple near Noosa as an example.)

In Georgian Britain, pineapples were considered to be fashionable symbols of wealth and hospitality, as explorers from South America brought them back as exotic delights. You can see these pineapples

incorporated into the railings of the New Town, or within architecture, and it doesn't come more striking and kitsch than The Pineapple, the 18th century summerhouse built for the 4th Earl of Dunmore.

The modern incarnation of these designs are also very colourful, which suits the landscape of the last year, where bright colours and unicorn symbols offer an escape from political troubles. There's also a theme of contrasting pinks and greens – flamingos on palm leaves, or the opposing colours of the flesh and rind of watermelon slices.

It's what Jess Cartner-Morley of the *Guardian* described as "a 1950s Palm Springs poolside cocktail party using only emojis". With this in mind, there

The Edinburgh Grand

The Edinburgh Grand will rewrite the rules on luxury travel in Scotland's capital when it opens on 1st June 2018

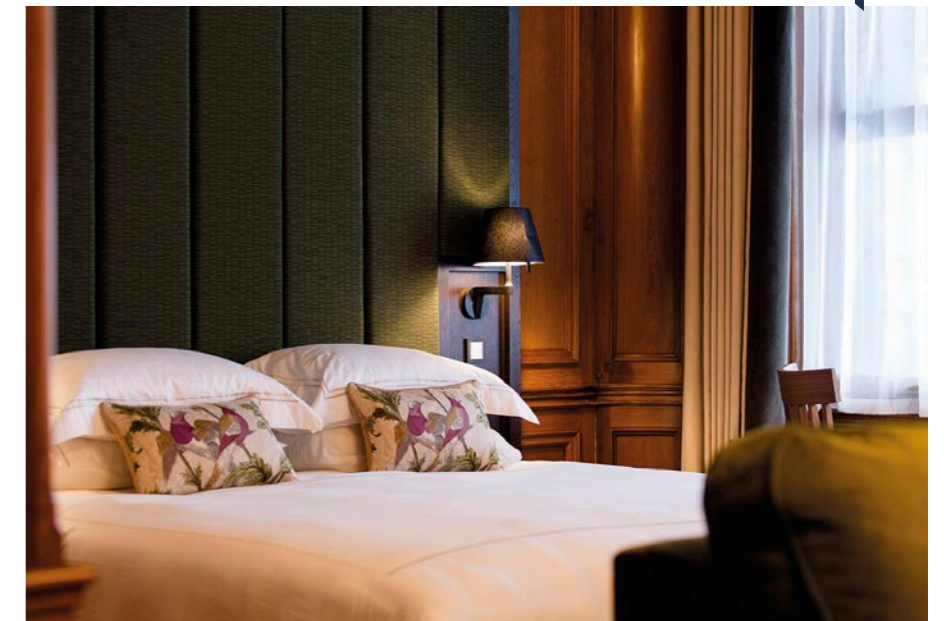
50 individually designed, fully equipped apartments housed in an historic city landmark that will also include a selection of fantastic restaurants and bars as well as a champagne and cocktail lounge



“...artfully woven together with contemporary interior design to create a luxurious new residence unique to Scotland's capital”

Old meets new as guests' needs have been put at the forefront of the distinctive design led by Karen Brown, head of interior design at Chris Stewart Group, developers of the project. As well as smart televisions, Bose sound systems and intelligent heating controls, each residence is equipped with a fully fitted kitchen, kitted out with top of the range appliances from Siemens and Nespresso. Bathrooms are similarly impressive, with drench showers and oversized baths in addition to luxury beauty products courtesy of New York beauty brand Malin + Goetz.

The Edinburgh Grand is also set to be the city's hottest new social hub, with a 170-cover bar and restaurant located in the former banking hall, a sleek new bar, a coffeehouse and an upscale hangout to meet and eat. The public spaces hark back to the glamour of the original American art deco styling thanks to the retention of period features such as the breath taking atrium, hand-etched windows and decorative plasterwork.



General manager of Lateral City Apartments, Gavin MacLennan said: “We are re-writing the blueprint on luxury accommodation with The Edinburgh Grand. It is a property which has been expertly tailored to the needs of the modern traveller – from the cutting-edge in-room technology through to the bespoke interior decoration that references the building's illustrious heritage. Every detail has been considered. Whether guests are visiting

for pleasure or for business, we have ensured that all expectations will be surpassed. It is set to become the new landmark in tourism for the capital.”

Within easy reach of numerous transport links, and steps from Edinburgh's most distinguished shops, restaurants and businesses, it promises to become the hot property within the city for tourists and locals alike.

Bookings can be made via lateralcity.com/property/the-edinburgh-grand

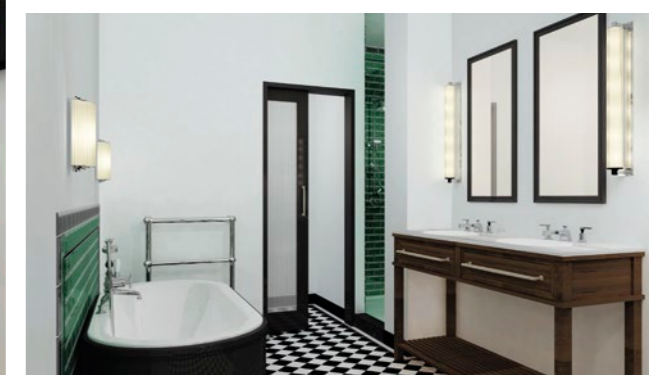
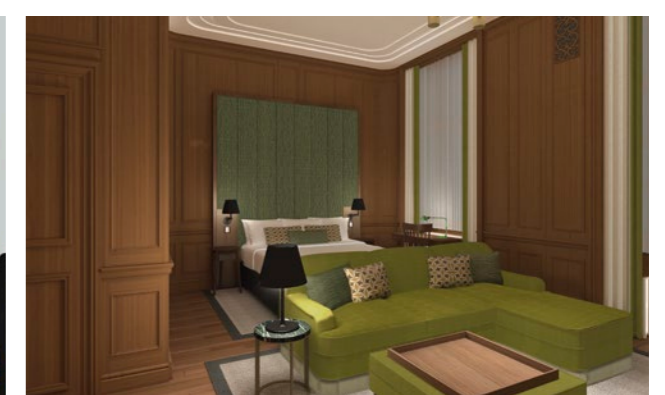


SCOTLAND'S newest destination for the modern luxury traveller is scheduled to open this summer. The Edinburgh Grand will open its doors to guests on 1st June in the heart of the city's vibrant St Andrew Square.

The venture, Lateral City Apartments' newest property in the city, is part of Chris Stewart Group's ambitious Registers development, a regeneration and redevelopment project which is set to transform a corner of the prestigious St Andrew Square. The Edinburgh Grand's comprehensive yet respectful renovation took place over two years and will provide 50 individually designed, serviced apartments. The building's provenance as a famous Edinburgh banking landmark - it was formerly

the global headquarters of RBS - has been artfully woven together with contemporary interior design to create a luxurious new residence unique to Scotland's capital.

Accommodating from one to six guests, the apartments come in a gamut of shapes and sizes, from uniquely configured Grand Studios, to the jaw-dropping three-bedroom, rooftop Penthouse with its astonishing 360° panoramic view. Authentic features, including original dark wood panelling, fireplaces, brass door handles and decorative cornicing have been given a serious makeover and seamlessly incorporate with new design, enhancing beautiful spaces with unique historical merit.



EXTEND YOUR **SPACE**

Utilising clever design, these homes have sensitively been enhanced and extended to create a new modern space



WEST HOUSE, ORMELIE, 20/2 CORSTORPHINE ROAD, EDINBURGH, EH12 6HP

OFFERS OVER £630,000

This semi-detached home in Murrayfield is a special, unusual period home with Arts and Crafts features and a Robert Lorimer-designed drawing room with fitted seating and inglenook. The central focus is the open plan living space on the ground floor, which creates an extended area from the kitchen looking out onto the garden. With glass panelling on all sides and bi-fold doors, it allows light to flood into this space, and creates a fluid design from the dining area to the kitchen with sleek equipment and long breakfast bar. This open plan space also has state-of-the-art lighting, underfloor heating and bright, neutral decor.

📞 **Contact selling solicitor Urquharts Property on 0131 253 2328, or visit espc.com with reference E387406. EPC rating: C**

THE GARDEN HOUSE, 3 REDSIDE FARM COTTAGES, NORTH BERWICK, EAST LoTHIAN, EH39 5PE

OFFERS OVER £570,000

The Garden House is a spacious period home set in beautiful East Lothian countryside, which has been lovingly renovated to create a bright, modern conversion. The lengthy extension of the home has created a large kitchen, dining and living room with vaulted ceiling, which is modish, while also retaining a country house feel. The kitchen has modern grey Shaker-style units, a breakfast bar, space for a large dining table and a contemporary wood burning stove. Doors from this area open out onto the garden, which is fully enclosed and extends to around a third of an acre, featuring a decking area with great views.

📞 **Contact solicitor estate Simpson & Marwick on 01620 532654, or visit espc.com with reference E387193. EPC rating: E**



26 ST NINIANS TERRACE, EDINBURGH, EH10 5PW

OFFERS OVER £595,000

This attractive four bedroom home has plenty of Victorian period features. One of the highlights is the fantastic conservatory at the rear, which utilises the sandstone exterior and creates a comfortable space with double doors that open out onto the garden patio. The rest of this bright, spacious property is arranged over two floors with flexible, comfortable living, including a gorgeous modern kitchen, and two large rooms, the living room and master bedroom, with bay windows. The majority of the windows have been upgraded with sash and case double glazing, and the home also features an enclosed private garden.

📞 **Contact solicitor estate agent McDougall McQueen LLP on 0131 253 2878, or visit espc.com with reference E389548. EPC rating: E**



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KITCHENS INTERNATIONAL OPENS NEW SHOWROOM

With an energetic and enthusiastic cookery demonstration, renowned chef Tony Singh MBE officially opened Kitchens International's new showroom at Fort Kinnaird, near Edinburgh

Tony showed how KI's kitchens, with some expert tips and help from the pro himself, can produce delicious and innovative dishes. Guests marvelled at his skills in this lively interactive demonstration as he cooked up vuhra, a spicy lamb pattie and ceviche of scallops with pomegranate, ginger and lime.

Kitchens International opened this new state-of-the-art 170 sq metre showroom, located within the Martin & Frost superstore, earlier this year and has already attracted many clients looking for well designed, stunning kitchens.

With four fully operational kitchen displays, featuring Leicht and Callerton cabinetry, Silestone, granite and Corian worktops, complete with Siemens and Wolf appliances, this new showroom



inspires customers with some contemporary, practical and above all stylish designs.

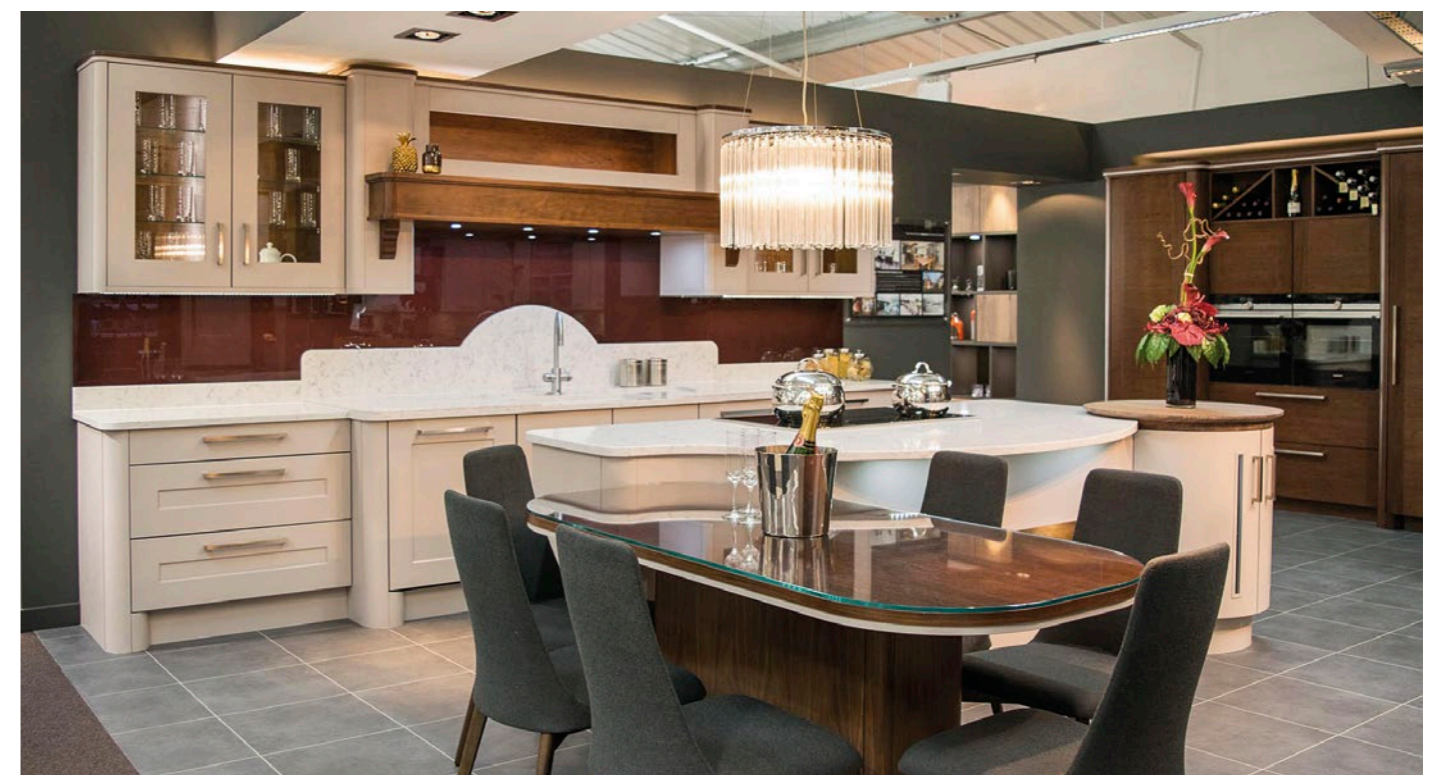
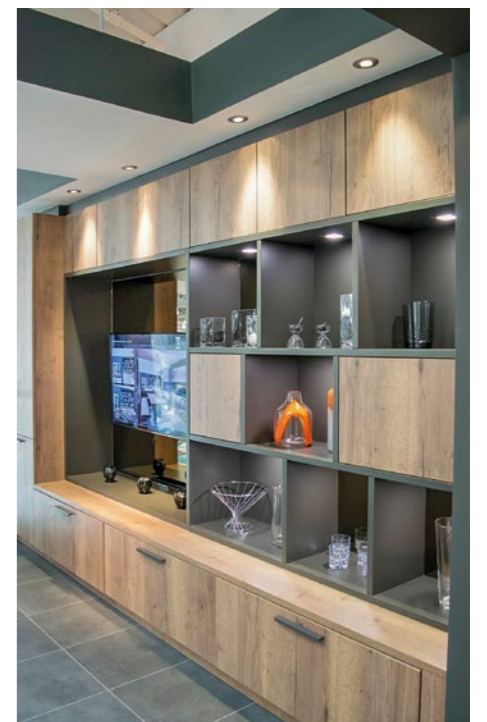
By utilising innovative lighting and some inventive solutions, such as Quooker Fusion boiling water taps, in-built chopping board, larder storage, cookware centre and pocket doors, this showroom complements the large Martin & Frost luxury furniture and homewares store, allowing customers to shop for everything for the home under one roof.

Showroom Manager Louisa Forsyth said: "This new KI showroom is ideal for serving clients in the east of

Edinburgh, East Lothian and the Borders and adds another dimension to the KI portfolio. We have opted for elegant, competitively priced designs that appeal to modern homeowners. The displays inspire our customers with exciting designs and layouts that can work for them in their own homes."

Tony Singh, who himself has just installed a KI kitchen in his own home, said: "I know first hand how truly wonderful a KI kitchen is. Not only is it great to cook on, maintain and entertain family friends in, but the company is a joy to work with, with some of the most experienced designers and installers in the country."

"I know first hand how truly wonderful a KI kitchen is. Not only is it great to cook on, maintain and entertain family friends in, but the company is a joy to work with"



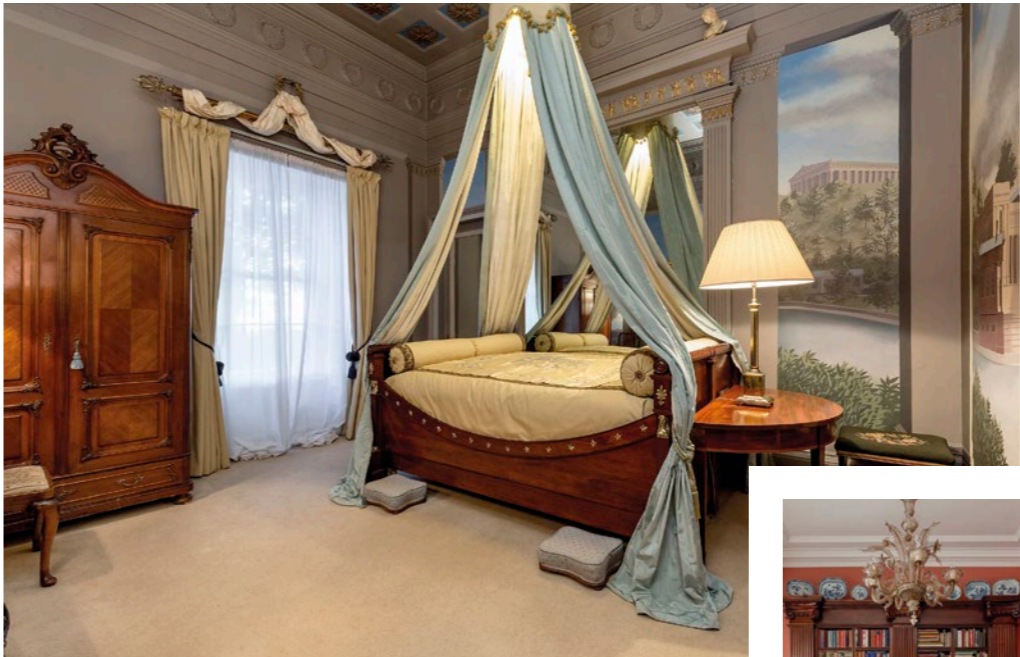


Relax in the Georgian splendour of this architecturally significant period property

CLASSICAL INSPIRATION



“The state bedroom has four murals, which depict a fantasy version of Edinburgh, and is furnished in a Napoleonic style”



ONE of the most unique properties in Edinburgh, and believed to have been designed by Edinburgh architect Thomas Hamilton, this home is in a surprising position just off Dalkeith Road, and in the heart of popular Newington.

Arthur Lodge is a gorgeous Georgian villa, dating from 1829 and built in the Greek revival style. The building is Category A-listed, and set in the Blacket Conservation area. You can see the ancient Greek beauty in many of the rooms, which are spread out over three floors. In fact, it was once described as “a sonnet in stone to the glories of Greek design” and demonstrates how Edinburgh earned its moniker The Athens of the North.

There’s the entrance porch, taking its inspiration from the Acropolis’s monument of Thrasyllis, and the central atrium with an original stone floor with two Ionic columns. Each door from the halls leads to a themed space. The drawing room has a ceiling based on the Parthenon gates, while the barrel-vaulted ceiling of the



dining room has a mural depicting the Apotheosis of Lord Byron, who died in Greece at the time the house was built. The state bedroom has four murals, which depict a fantasy version of Edinburgh, and is furnished in a Napoleonic style. On the first floor is the octagonal study, with original

panelled doors and shutters, a marble fireplace and door to a small balcony. Off the atrium is a corridor leading to a short flight of white marble stairs into a hall with a domed, mirrored ceiling, covered with murals that depict the four seasons.

The classical theme continues with the sunken Italian garden, and there is also the Mary Queen of Scots garden, a south-facing formal garden and sweeping circular garden.

There are many more wonderful features, including six bedrooms, a modernised kitchen and bathrooms, and for a slice of Edinburgh architectural history, it is really one not to miss.

Arthur Lodge, Blacket Place, Edinburgh, EH9 1RL. Offers over £1,675,000. Contact selling solicitor estate agent Simpson & Marwick on 0131 253 2171, or visit espc.com with reference E389316. EPC rating: G

NEW TOWN NOTIONS

*Always wanted to live in the New Town?
These perfect properties will capture your attention*



8/1 EGLINTON CRESCENT, EDINBURGH, EH12 5DH
OFFERS OVER £525,000
This two-bedroom garden flat has been tastefully decorated to enhance its wonderful Georgian features, including a large sitting room which has stripped floors, large panelled sash-and-case windows and a really impressive corniced ceiling with cupola. There is a stylish modern kitchen which is well-equipped with granite work surfaces, cupboards and a breakfast bar. This room also has access to a door directly leading out to the back garden. Beside the kitchen is a useful study which leads to a private courtyard. The home also features a master bedroom with en suite shower room, built-in storage and working shutters on the window, another double bedroom and family bathroom. The sunny, private walled garden has a shed, greenhouse, fruit trees, lawn and patio.

📞 **Contact solicitor estate agent Lindsays on 0131 253 2327, or visit espc.com with reference E389223. EPC rating: C**

20 CLARENCE STREET, EDINBURGH, EH3 5AF
OFFERS OVER £540,000
This Georgian maindoor flat is situated on one of Stockbridge's lovely cobbled streets and is part of a category B-listed stone singular building. With two bedrooms, the flat showcases Georgian grandeur with its high ceilings, rooms, ornate cornicing, fan windows and large sash-and-case windows with working shutters. The living room has wooden floors, dual windows looking out onto Clarence Street and a traditional mantelpiece, and the large kitchen has been given a modern makeover, with stylish tiling, attractive white kitchen units and spacious worktops, and space for a dining table. The largest bedroom has a tranquil garden outlook and a Juliet balcony. The home is complete with a shared garden and a private cellar store.

📞 **Contact solicitor estate agent Thorntons on 0131 253 2236, or visit espc.com with reference E386520. EPC rating: C**



4/5 NORTH CHARLOTTE STREET, EDINBURGH, EH2 4HR
OFFERS OVER £625,000
Situated on prestigious North Castle Street, this three-bedroom top floor flat, spread over two floors, is set within an A-listed Georgian tenement. The home has been modernised to create a luxury space with fabulous views over the Georgian cityscape. As you would expect from a prime New Town property, there are many period features including original twelve-pane sash-and-case windows and Georgian fanlight over the entrance door. The living room is flooded with natural light from a southwest-facing bay window complete with built-in window seats – perfect for enjoying the views. The front-facing double bedroom has an en suite bathroom, and on the top floor is the master bedroom. This is a really fantastic space.

📞 **Contact solicitor estate agent Gilson Gray on 0131 253 2993, or visit espc.com with reference E387784. EPC rating: C**



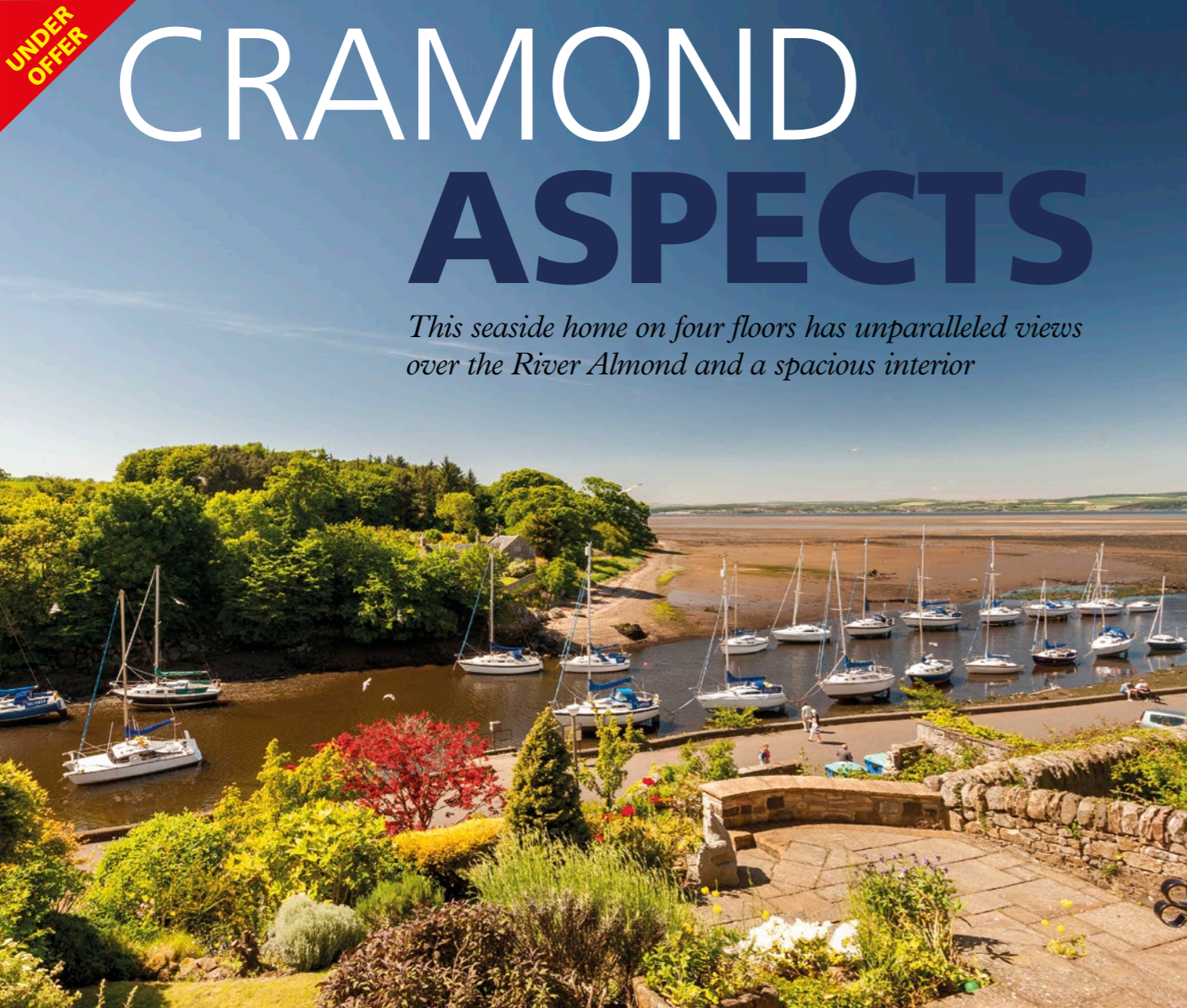
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CRAMOND ASPECTS

This seaside home on four floors has unparalleled views over the River Almond and a spacious interior

IDYLIC views of the River Almond are on offer throughout this wonderful property, which is set in a peaceful position in desirable Cramond. This attractive red sandstone family home with five bedrooms was built in 1890, and spread out over four floors, it offers many different opportunities for taking in the fantastic views from different levels. The fifth bedroom, on the top floor, has two large Velux windows which open out onto separate balcony areas, creating an incredibly bright, light space for enjoying leafy river views. The kitchen and dining room are situated at the back of the home and there is a space where you can see the spectacular garden from the window seat at the bay window. The kitchen also has a door leading out to the sun terrace, making a tranquil space for waking up with a morning coffee. The home has retained many of its

original features, evident in the tiled entrance porch and the living room with intricate cornicing, marble fireplace and bay window. This room, with its stripped floorboards and pale walls, is another attractive, bright space looking out over the garden to Cramond. The back garden is filled with colourful plants, mature trees, a lawn and private seating. There is also a driveway at the front and a single garage. With relaxed yet elegant living, 59 Cramond Glebe Road is sure to make a great family home, and as a bonus, the owners have plans for a two-storey extension at the side of the property, subject to planning consents.

📍 59 Cramond Glebe Road, Cramond, Edinburgh, EH4 6NT. Offers over £625,000. Contact selling solicitor estate agent Connor Malcolm on 0131 253 2331, or visit espc.com with reference E388586. EPC rating E



“The home has retained many of its original features, evident in the living room with intricate cornicing, marble fireplace and bay window”





IF you live within the city, maybe you are lacking the large garden of your dreams. But by being savvy with space, you could create a lush urban garden that uses stone work, trellises or balconies.

You could have a comfortable, luxury patio area with seats for relaxing, or a balcony that becomes impressive with its use of pot plants bursting with vibrant flowers. Carolyn Graham of Secret Garden Design advises a use of seasonal colour and evergreens for short-of-space balconies and roof terraces. “The evergreens provide the backdrop, then regular shopping trips for plants throughout the year allow you to inject colour and ever-changing interest,” says Carolyn. “On a sunny balcony you can pop in herbs and come-again-lettuce leaves, baby tomato plants and even some strawberry plants.”

Lucy Head of Twig Garden Design adds that a “key trend is for micro gardening, growing salad leaves and herbs in pots and planters in small spaces and window boxes. People are definitely enjoying being able to grow their own no matter how limited their space is. Other tips for making the most of small spaces include built-in seating which doubles up as storage.”

In terms of material for urban gardens, Lucy has noticed a popularity for natural materials or unusual finishings. “We’ve seen a move towards corten, which has a rusty metal look, natural stone and porcelain pavings which give a very slick contemporary finish while also being

very resilient and low maintenance.”

Balconies and terraces have limiting weight restrictions, so Lucy is always mindful of this when designing these spaces. “For a garden we finished at Quartermile in Edinburgh, we designed bespoke fibreglass planters with different finishes which allowed us to plant quite large areas of greenery without adding too much weight,” she says. She also created different zones for the garden around existing lighting. “At one end we designed a more formal dining zone with polished planters with coloured cut-outs over the lights. At the other end we designed a more informal lounge area and commissioned rusted corten light sculpture from artist Andrea Geile. We also added in an irrigation system so the client didn’t have to water.”

But as well as choosing a design that is low maintenance, why not be creative? Bringing heat systems into your garden is a fashionable way for those who want to enjoy the outdoors, whatever the weather. Carolyn Graham has noticed that her clients are wishing to spend even more time in their garden despite the lack of sunshine. “Edinburgh city gardens are notorious for being cast in shade for large parts of the day and this can make them cool and a bit damp,” she says. “Fire pits, outdoor stoves and pizza ovens are therefore ranking high on peoples’ wish lists and the selection on the market reflects this.”



*Give yourself an
extra room and
spread out into the
garden this summer*

URBAN OASIS

“Fire pits, outdoor stoves and pizza ovens are ranking high on peoples’ wish lists and the selection on the market reflects this”

There are now a huge number of outdoor heating products to choose from, including Indian kadai bowls and contemporary corten stoves. Another fashionable innovation, Carolyn notes, are moon gates, used to frame views or break up long, narrow gardens. She says they “are slightly mystical, simple and sculptural but they also provide a neat design solution to creating compartments in gardens of all shapes and sizes.”

As for quirky water features, more luxury homeowners are being drawn to hot tubs and saunas in their gardens, and while outdoor showers have been highlighted as the next big thing, they have not quite made it to Edinburgh and the Lothians as yet. “A quick search on Pinterest provides evidence of this trend. However, I’m afraid I’ve not installed any outside showers here in Edinburgh!” says Carolyn. Lucy, similarly, adds that “we haven’t ‘yet’ been asked to add in outdoor showers which probably has something to do with the climate. But we are asked for water features and fire pits as well as pizza ovens and hot tubs. For one garden in Edinburgh we created a screen so the clients could enjoy their dip without feeling they were overlooked by the tenements around them.”

🔗 **For more information visit twig-design.co.uk and to find out about Secret Garden Design, visit secretgardendesign.co.uk.**




From far left: Pizza ovens are popular right now; highly polished paving and corten water features are on trend; wood can soften the garden’s hard edges.

GOING GREEN

These historic homes combine comfortable modern family living with extensive gardens to enjoy



BROOMHOUSE, EASTER BROOMHOUSE, DUNBAR, EAST LoTHIAN, EH42 1RD
OFFERS OVER £790,000
This six-bedroom, stone-built B-listed detached house dates from the 18th century, and is surrounded by luscious countryside. Not only is the home historic, but the fields surrounding it are where the Battle of Dunbar took place in 1650. The house has a huge lawn with mature trees to the front, and a driveway leading to the double garage. At the rear is a fully enclosed garden with original stone wall. Along with a huge lawn, mature trees and open views to the fields, there is also a patio area which would allow you to soak up spectacular views. This home is a truly impressive family dwelling with a history that makes a strong talking point.
 **Contact solicitor estate agent Simpson & Marwick on 01620 532654, or visit espc.com with reference E386453. EPC rating: E**

KIRKTON FARMHOUSE KIRKTON, HAWICK, TD9 8QJ
FIXED PRICE £465,000
Kirkton Farmhouse is situated in an idyllic, peaceful spot in the Scottish Borders, near the town of Hawick. The five-bedroom detached house dates from the 19th century and has lots of room-to-roam both in its spacious, modernised interiors and in its extensive grounds. As well as the lawn, there is also a kitchen garden at the front, with seating area and planted borders, a chicken coop, garage and workshop, bothy with woodburner, a shed and dog kennel. There is also a beautiful enclosed back garden dotted with mature trees, with a grass tennis court and a patio area for relaxing.
 **Contact solicitor estate agent Hastings on 01573 922603 or visit espc.com with reference E383372. EPC rating: D**



1 MAIN STREET, LIVINGSTON VILLAGE, EH54 7AF
OFFERS OVER £765,000
This unique B-listed home in historic Livingston Village was formerly a manse, and has now been modernised, while also keeping its sense of history. With five bedrooms spread out over three floors, it would make a very spacious, attractive family home. The surrounding rustic garden suits the stone-built facade, and it has a large sloping lawn, split by a low stone wall, borders and mature trees, a shed at the side of the home, a large courtyard for parking at the front, and stone walls to keep it fully enclosed. For enjoying the beautiful grounds in colder weather there is a comfortable conservatory accessible from the sitting room, which opens out onto the garden.
 **Contact selling solicitor Coulter on 0131 253 2215, or visit espc.com with reference E386820. EPC rating: D**



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Fabulous Edinburgh restaurant Steak Brasserie is offering one lucky reader a dinner for two with a bottle of wine, along with two glasses of prosecco on arrival.

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Steak Brasserie, 14 Picardy Place, Edinburgh, EH1 3JT

Terms and conditions:
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EAT TO THE BEAT

It's hard to choose from the luscious new restaurants opening in the capital

SO many hot new restaurants, bars and hotels have opened in Edinburgh in recent months, particularly around the new development at St Andrew Square. Over the last year we've seen a number of high-end restaurant chains move in, including The Ivy on the Square, Dishoom and The Refinery. But here are our picks of the places to try in 2018, from Argentinian steaks to Mediterranean mezze.

GAUCHO, 4A ST ANDREW SQUARE, EDINBURGH, EH2 2BD, 0131 278 3410, GAUCHORESTAURANTS.COM
Gaucho opened in November in a prime spot on St Andrew Square, and as the flagship Scottish branch of the Argentinian steakhouse, they created Scottish twists for their Edinburgh clientele, including a special haggis empanada. The restaurant is located down the stairs from the bar, opening out into a glitzy, moody space with circular booths, atmospheric lighting and other-worldly palm-shaped structures supporting the room.

With a strong focus on grass-fed Argentine Aberdeen Angus, the friendly staff are only too happy to demonstrate the beef cuts and matching wine options

from different regions of the country. The steaks are hearty, with the good range of sides as extras, including a delicious chimichurri marinade. But make sure to keep room for dessert – the speciality is a dulce de leche cheesecake with Italian meringue, and it really is worth tipping yourself over the edge for.

THE WINE HOUSE HOTEL 1821, 4 PICARDY PL, EDINBURGH EH1 3JT, 0131 557 1821, WINEHOUSEHOTEL1821.CO.UK

The Wine House Hotel 1821 is a new boutique destination on Picardy Place, occupying a Georgian townhouse and founded by Sep Marini and Italian wine producers Zonin 1821. With a private dining space and cocktail bar, it has an ethos of providing an immersive experience through its huge wine selection situated in the cellar. For those who wish to stay over in Edinburgh city centre as a treat for a special night out, the hotel has four individually-designed guest rooms which are accessed by a staircase into the converted attic space. There are wonderful views across the New Town and the Firth of Forth if you get a room at the back, and they have been decorated

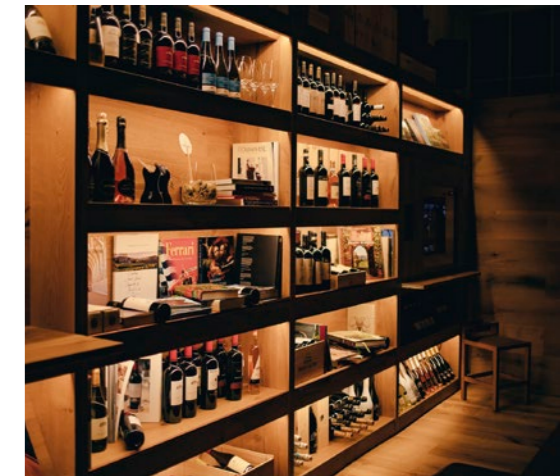
to a luxury standard, with on-trend mocha interiors and huge en suite bathrooms.

WHITE HORSE OYSTER AND SEAFOOD BAR, 266 CANONGATE, ROYAL MILE, EDINBURGH, EH8 8AA, 0131 629 5300. WHITEHORSEOYSTERBAR.CO.UK

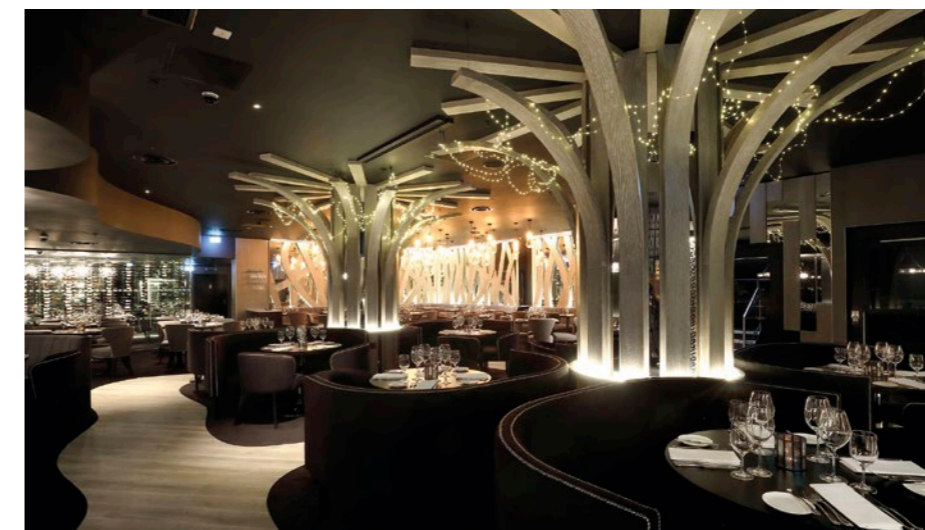
On the site of the former White Horse pub, the oldest inn on the Royal Mile, this new oyster and seafood bar offers a luxurious environment for enjoying good food with wine, champagne and cocktails. For those in a hurry, you could try the express lunch, with delectables such as crab fries with avocado and tomato salsa, or a fried fish brioche. Or you could take time over a seafood platter, rock oysters served tempura-style or grilled in kimchi butter, or oysters served in bloody Mary or apple, tarragon and sherry caramel.

BLACK IVY, 4 ALVANLEY TERRACE, EDINBURGH, EH9 1DU, 0131 564 1901, WEAREBLACKIVY.COM

Black Ivy is a new hotel, café and bar cradling Marchmont and Bruntsfield and in the former location of the Links hotel. As well as colourful, comfortable interiors and a bar which hosts swing afternoons on Sundays, it also features a wonderful terrace area overlooking Bruntsfield Links, where you can relax with drinks around the firepits.



Clockwise from far left: Fazenda in George Street serves up Brazilian cuisine, the Moroccan inspired Baba, and some of the food on offer there; The Wine House has a private dining area; Gaucho specialises in steaks



SIX BY NICO EDINBURGH, 97 HANOVER STREET, EDINBURGH EH2 1DJ, SIXBYNICO.CO.UK/EDINBURGH

Nico Simeone, the Scottish-Italian chef whose Glasgow Finnieston restaurant has been a hit, has launched his latest venture on Hanover Street. The concept is to serve up a new six-course tasting-menu every six weeks, and which is themed around a different inspiration and memory sensation. New menus are kept secret until two weeks before they are launched, but will tell a different narrative through taste. The venue, with its sleek, minimal

design also has a wine and cocktail bar to compliment the experience.

BABA, 130 GEORGE STREET EDINBURGH EH2 4JZ, 0131 527 4999, BABA.RESTAURANT

Baba is a new Levantine mezze restaurant from the team behind Glasgow's Ox and Finch and is situated in the newly renovated Principal Edinburgh Charlotte Square. The interiors are suitably colourful, eclectic and Mediterranean, while some of their talking points include a specially commissioned charcoal grill in their open kitchen, and their spicing

and grilling of Scottish ingredients along with eastern Med flavours such as tahini, harissa and zhug.

Cocktails are also inspired by the region, from the Pistachio Julep (Maker's Mark, brandy, chocolate spirit, pistachio, mint) to the Bloody Mariam (vodka, harissa, lemon, ras-el-hanout, sumac, tomato juice, za'atar-pickled vegetables, olives). So you can enjoy the taste and scent of Turkey, Greece and Lebanon with a backdrop of vintage travel posters, woven wall hangings and mirrors.

FAZENDA, 102 GEORGE STREET, EDINBURGH, EH2 3DF, FAZENDA.CO.UK/EDINBURGH/

With its leather seating and shelves of wine bottles, Fazenda has set itself up as the chic and sophisticated Brazilian restaurant with its own unique serving concept. You use a double-sided card that has been placed on your table, with the green side to instruct the chefs to keep on bringing out sizzling meat skewers. Turning the card to red indicates that you need a break. Before ordering the meats, you help yourself to the gourmet sides bar to fill your plate with salads, fresh cut vegetables, breads, cured meats, continental cheeses and hot dishes, including the traditional Brazilian feijoada (bean stew with meat).

SIMPLY SUPPER

GOING for dinner at a stranger's house may seem intimidating to some, but it's all the rage in Edinburgh with a small but popular group of supper clubs in the city. These events are a way of experiencing the intimacy of visiting a real home, rubbing shoulders with new people and enjoying conversation with a mix of different people, all the while enjoying delicious food.

The way they work differs between groups, with some organised through Meet Up, and others cooked by top chefs like Tony Singh who hosts one in his own home. But for the Edinburgh Salon, the idea was for a Paris-style salon bringing people together to discuss culture and make new friends. The founder of the group, Connie Bailey, says that "it is in its fourth year now, which is amazing

Why go to a restaurant, when you can try the new breed of supper clubs springing up all over Edinburgh?

in itself. I set it up as I found that after moving to Edinburgh 20 years ago, it was difficult to break into a circle. Where do you go to meet people, if you don't want to go to the pub? So it was a catalyst for finding like-minded people."

Connie was particularly inspired by Jim Haynes's salon in Paris when she visited. American Haynes, who is one of the founders of the Traverse theatre, has held these popular events for a

number of years. "I'd been to Paris and met Jim Haynes, and we took that concept of getting people into a room and giving them good food," says Connie. "Although it's different from a dinner party as you are not sitting down, the food is designed to eat with a fork and it's about circulating around the room. You rock up, help yourself to the food, and mingle."

The Edinburgh Salon takes place once a month at a surprise location, which is revealed at the last minute. Connie, who cooks the food, very much encourages her guests to look after one another, particularly if they see someone looking uncomfortable or standing by themselves. "We have core regulars who come, and they know the essence of the salon. Nobody should be on their own for

too long, and it's wonderful because guests fill out a form with details, and answer one of the questions – what makes you interesting? I can then see who my guests are, and I can introduce people who like cycling, for example."

Working in financial services as her full time job, it takes time to organise a successful supper. Connie adds: "We hold the event on a Sunday, because people want a night out on a Saturday, and Sunday feels more like a salon time. You can have nice conversation, a few glasses of wine, and ease into the start of a new week."

Another successful supper club is The Smoked Duck, which was set up by Felicia Hjertman a couple of years ago, and her events, held in her West End flat, soon proved very popular. "I always loved

cooking and dinner parties, but I thought it would be nice to cook for other people and get good, honest feedback. I read a lot about supper clubs being held in cities like London and around the world so I thought I would try it. I was also inspired by Charlie and Evelyn's Table, which was Edinburgh's first supper club."

You have to have a particular frame of mind to have people in your home, she adds. "I am inspired by the seasons when it comes to cooking, and I use a lot of cookbooks to find recipes with different flavour combinations, but I try to make up my own recipes. I'm from Sweden, so there is a Scandinavian influence with smoking and curing, and I am probably more savoury in taste. I want people to eat something delicious, something they wouldn't cook



"I always loved cooking and dinner parties, but I thought it would be nice to cook for other people and get good, honest feedback"

themselves, and to meet new people."

She caters for up to 12 people who gather on a long table to enjoy a three-course meal. "My flat has an open plan kitchen, so they can see me while I am cooking. They get a complimentary drink when they arrive, and can then mingle a bit and the conversation flows well. It does work remarkably well," she says.

Felicia, who works full time, has found that the several days of planning required has meant she will be slowing down the frequency of the Smoked Duck. But despite a move towards pop-up restaurants, the demand for supper clubs in Edinburgh is still going from strength-to-strength.

🔗 **For more information on these supper clubs, visit thesmokedduck.com and theedinburghsalon.co.uk.**

~ MY EDINBURGH ~ ANDREAS MASZCZYK

With 19 years' experience in the hotel industry, beginning in Munich, Germany, Andreas Maszczyk has overseen the multi-million pound refurbishment of Principal Edinburgh George Street and its 2017 Scottish Hotel of the Year award



How did you begin in the hotel industry?
I've held so many positions in the hotel industry, which has stood me in good stead. After a fast-track graduate hotel programme in Munich, I actually started out as a night porter in a five-star Intercontinental in Germany taking care of everything from cleaning shoes and delivering newspapers to running errands for the management team and customers. As you'd imagine, I've had lots of funny incidents happen over the years. During one shift in Munich, one of our regular customers requested a famous Salzburg chocolate, Mozartkugel, for his breakfast. So our night porter promptly jumped in the car and drove all the way there and back in time for breakfast.
I moved to Principal Edinburgh George Street, which was called The George Hotel, in 2003, and after working in Spain, France and Cardiff, in April 2015 I became the general manager of what can only be described as one of the most iconic, award winning four-star hotels in Edinburgh.

Have you had any celebrity experiences at work?
We have, and continue to, welcome lots

of incredibly well-known personalities from the world of sport, TV, film, politics and so on. Many will remember our partnership with the charity Social Bite when Hollywood A-star George Clooney stayed with us. He was a superb guest who was extremely welcoming to our staff and other guests. We actually have guests requesting the suite that he stayed in!
What are your earliest memories of Edinburgh?
I remember landing at Edinburgh Airport back in the autumn of 2001 and thinking of all the possibilities and opportunities ahead. I'd never lived in Edinburgh before and this visit was my first step towards a move to Scotland's capital. The architecture, people, landscape, history, where do you stop? Edinburgh's a cosmopolitan city steeped in history, the one area that really blew me away then, and to be honest, still does to this day, was the Royal Mile and Old Town, the stories of old and ghostly tales, intriguing and spooky!
Where's your favourite spot for a drink?
Apart from our very own Printing Press Bar

& Kitchen, I really enjoy the Raeburn in Stockbridge.
Favourite restaurant?
Now that's a hard one as there are some fantastic choices in this city but I particularly like The Devil's Advocate and The Kitchin.
Where would you go to escape the city?
The beauty of Edinburgh is its proximity to the coast or country, I particularly love driving down to North Berwick or across to the west coast. Another favourite is the Scottish Highlands, where you can literally be in the heart of Perthshire, which is one of the most scenic landscapes in the country, within two hours.
How would you describe your home?
My haven. It's modern and contemporary with a traditional touch.
If you didn't live in Edinburgh, where in the world would you choose?
Bavaria, Germany or Mallorca. It would be fantastic to have homes here, in Germany and the Balearics. **PL**

DUPLEX DELIGHTS

Clever design and attention to detail help transform this former commercial property

YOU wouldn't guess that this treasure-trove of a property lies within this landmark Canonmills building, which was once a bakery. The house, which is spread over two floors and features four bedrooms, has been uniquely designed to create a home with plenty of surprises, including unusual windows. This room on the upper floor, with its sloping walls, windows and ceiling lights, creates a bedroom with a difference.

28 Canonmills, Edinburgh, EH3 5LH. Priced at offers over £545,000. For more information contact Coulters on 0131 253 2215, or visit espc.com with reference E386559. EPC rating: C

HOW IS THE MARKET FOR PREMIER PROPERTIES?

ESPC's business analyst
Maria Botha-Lopez shares her insight



HOMES in the higher tier of the property market in east central Scotland made a recovery in 2017, with a 21.6 per cent increase in the number of properties sold year-on-year and a 2.6 per cent increase in average selling prices. The slow-down of the market and a drop in sales in 2016 was attributed to the amendments to Land and Building Transaction Tax (LBTT) in April 2015.

TAXING TIMES
The changes to LBTT affected the property market, because those who were planning to sell their homes in the top end of the sector did so before the reforms came into place. Some areas with a larger proportion of high-end properties, such as the New Town and Morningside, saw a decrease in average selling prices as the market stabilised

following a spike in sales in 2015.


The change in tax bracket has also meant that those buying properties over £333,000 paid more tax, thus resulting in more expensive homes taking longer to sell. We also found that those who were planning to sell their homes did so in the rush up to the April 2015 deadline, so they could be guaranteed a sale.

As well as more top-tier homes being sold in 2017, it also took less time to sell in 2017 – down to 28 days, compared with 35 in 2016, and 49 days in 2015. This is slower than the median time for all types of property (19 days), but homes on the top-end of the market tend to take longer by their nature.

SELLER'S MARKET
We have been experiencing a seller's market over the last year, and this is being

felt in most property types – 67.3 per cent of these properties over £500,000 can expect to achieve on or over their Home Report valuation, and for offers over, they achieved 8.8 per cent over the asking price.

As 2018 progresses, we hope that more sellers will show a willingness to test the market, particularly as overall market conditions are more favourable for sellers.



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