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AUTUMN/WINTER 2018

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

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Welcome COME ON IN

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Premier clients have the opportunity to feature in this bi-annual *Premier Living* magazine.

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



WELCOME to the latest (and my first) edition of *Premier Living*. I'm delighted to bring you the latest property, interior design and lifestyle tips for autumn and winter 2018.

Red is the colour of the season – make a statement by adding furniture and accessories in the dramatic shade to your interiors. Plus, if you're interested in updating your kitchen, you're in luck, as we've got interior design tips from the experts at Kitchen International.

From homes with stunning kitchens to a luxurious detached house in the highly sought-after Archerfield village, we're also showcasing a fantastic range of some of the top premium properties currently or recently available on espc.com

Plus, we look at some of the best luxury winter retreats in the Scottish Highlands and Islands, catch up with the acclaimed crime writer Ian Rankin about his latest Rebus novel and reveal the latest premier property market news. And one lucky reader will even get the chance to win an overnight stay and dinner for two at The Principal on George Street. Don't say we're not good to you...

Claire Flynn, Premier Living editor, ESPC



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 17th issue. Our circulation is now 25,000 and 85 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.



GET MORE FOR YOUR HOME WITH ESPC

AT ESPC, we know that when you decide to sell your home, you'll want the best possible price. And we are proud to say that ESPC solicitor estate agents have achieved higher selling prices on average in Edinburgh, the Lothians and Fife than non-ESPC agents.

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ALSO... WE HAVE A LUCKY COMPETITION WINNER

Congratulations to the winner from our competition in the spring/summer 2018 issue of *Premier Living*. **BRIAN ZISWA** from Falkirk won a delicious dinner for two, with prosecco and wine at the Steak Brasserie in Edinburgh. We hope you had a wonderful time!





MUST VIEW

Historic appeal

A stunning and unique property, combining a contemporary home with a circular stone temple originally dating back to 1759, Craigiehall Temple offers comfortable living, fantastic views and fascinating history. The original Temple was designed by Sir William Bruce, the architect of the Palace of Holyroodhouse, for the mansion of Craigiehall across the River Almond, which was built for the second Earl of Annandale. The tower was added to in 1996 and further extended in 2005. It is arranged

over two floors with the dining and sitting room on the ground floor linked via a spiral stone stair to the bedroom and en suite shower room on the upper level. The modern house is also arranged over two floors with reception areas on the upper floor and bedrooms on the lower floor, to make the most of the stunning views over the valley.

📍 **Craigiehall Temple, 66 Cammo Road, EH12 0AR. Offers Over £895,000. Contact solicitor estate agent Clancy Hendrie Legal on 0131 253 2998, or visit espc.com with reference E382244. EPC rating: D**



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Smartie major double swing arm floor lamp, Besselink & Jones, from £2,087, besselink.com



De Manincor Domino 8 wood cooker stove with gas combination, Ludlow Stoves, £7,036, ludlowstoves.co.uk

Majestic crimson red velvet sofa, The French Bedroom Company, £1,795, frenchbedroomcompany.co.uk



Miniforms dalila sideboard, Go Modern Furniture, from £2,950, gomodern.co.uk



Cadence low footboard bed, Living It Up, from £990, livingitup.co.uk



Eichholtz trapezium chair, Sweetpea & Willow, £1,125, sweetpeaandwillow.co.uk



Computer Generated Image – A typical street scene at The Crescent at Donaldson's

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Computer Generated Images – Typical interiors at The Crescent at Donaldson's

WISH LIST

Here's our selection of the must-have items for interiors this season



DESIGNER DINING TABLES

The contemporary Danish furniture brand BoConcept have unveiled their latest dining and coffee table range, from world-renowned designer, Morten Georgsen. Circular table tops continue to trend as they create a sense of inclusion and intimacy which is perfect for dining. Georgsen has combined this shape with a seamless hand-carved stone base to create a wholly contemporary and stylish dining table (pictured). The base is cast in concrete and is the product of a process that takes six weeks. The cone-based Madrid table can also be purchased as a coffee table, with two adjustable height options.

👉 Dining table, from £1,599. Coffee table, from £839. boconcept.com



BOLD WALLPAPER PRINTS

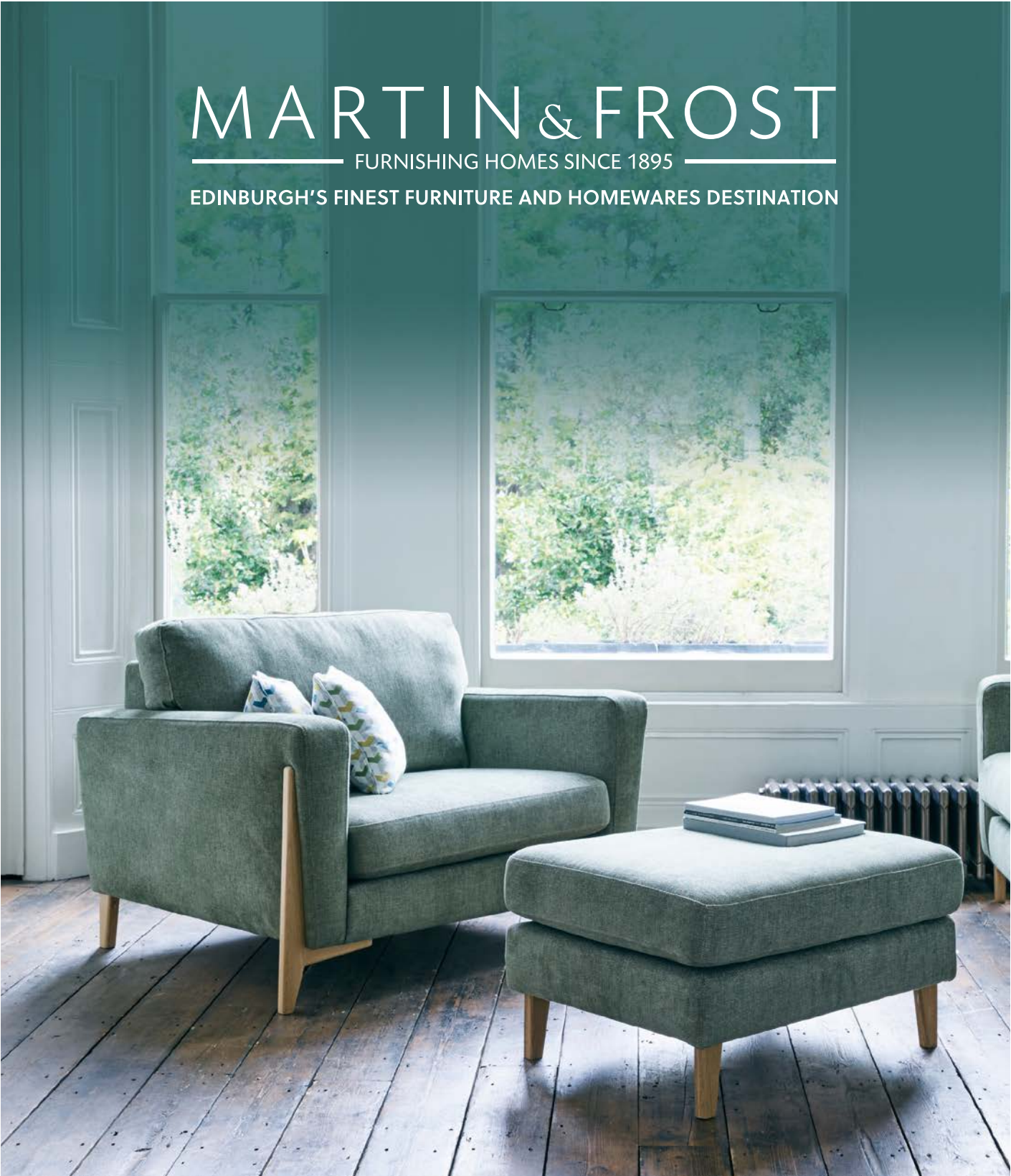
Earlier this year colour experts Farrow & Ball introduced three of its most popular wallpapers in striking new colourways, allowing you to embrace the trend for more dramatic hues and bolder patterns within the home. The extravagant lotus paper (pictured) would make an eye-catching feature in any home. The artisanal lotus-flower design, drawn from 19th century French archives, has been given a renewed theatrical twist in inky colourways such as Off-Black and Brinjal. Their classic English floral pattern Wisteria has also been reimagined with different colour options, as has their Block Print Stripes paper.

👉 Lotus and Wisteria, from £115. Block Print Stripes, from £89. farrow-ball.com

HYBRID SOFAS

If you can't decide which sofa material to go for, then London-based designer sofa brand Darlings of Chelsea may just have the answer for you. They feature a luxurious range of leather and fabric mix sofas, so you can choose from a combination of Harris Tweed fabrics, woven textiles and vintage-inspired aniline leathers to create your perfect blend. From the distinctive Richmond sofa (pictured) to the sophisticated Dorset style to the to the classically-styled Victoria maxi sofa, these hybrid sofas will most certainly add both elegance and warmth to your living room.

👉 Richmond sofa, from £2,296. Dorset sofa, from £1,911. Victoria sofa, from £1,928. darlingsofchelsea.co.uk



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KITCHENS are not only used for cooking and dining, but are great social spaces and where you spend the majority of your time at home. So it's important that you are happy with the design and facilities in your kitchen. If you're looking for inspiration to help you to update or renovate yours, then look no further. We spoke to Angus MacKintosh, Senior Sales Designer at Kitchens International, about the top kitchen trends right now.

CREATING OPEN SPACES
Open-plan kitchens with an island or peninsula remain the most popular design. This is a great way of creating an informal dining and social area, as well as maximising space. Currently the trend is for open-plan kitchens to feature a tall bank of units with a sink on the back wall, while the island offers a cooker and sometimes another small sink.

COSY BANQUETTE SEATING
Banquette seating is the new look for seating in kitchens, either incorporated into the island or as permanent benches for a large table. It's a fantastic way of making kitchen and dining areas cosier and more welcoming.



*Planning to renovate or redesign your kitchen?
Get inspiration from the top interior design trends
for kitchens right now*

CLEVER STORAGE
With a vast array of items stored in kitchens for cooking, eating and cleaning purposes, it's important to have attractive and accessible storage options in the room. Open shelving with internal lighting is particularly popular at the moment, as it makes for an attractive and useful storage space. Long pull-out drawers on islands are the perfect storage for pots, pans and crockery as it makes these items much easier to access than in traditional cupboards.
Increasingly fashionable, pocket doors are a stylish and innovative kitchen design, which allows you to conceal appliances and create a clean look in your kitchen. The doors are sliding, therefore conveniently do not obstruct walkways when you need to use appliances or the worktop spaces, and they can also contain interior pull-out drawers and cupboards for providing additional storage.

INDUSTRIAL LOOK
Industrial kitchens are very on-trend right now. Concrete is the go-to material for this look. Hard-wearing and versatile it can be used for floors, worktops and kitchen units. It's ultra-resilient and designed to last through the years.

HOT WATER TAPS
The trusty kettle's days look to be numbered. Fantastically convenient for cooking and making hot beverages, boiling water taps are becoming more and more popular.
These time-savers are also becoming more affordable, meaning they are at the top of kitchen wish lists this year.

SMART APPLIANCES
The future of kitchens has arrived. Home Connect and Wi-Fi ready appliances are on the rise.
From the fridge to the oven, Home Connect brings smart technology to appliances and allows you to control them from your phone or tablet.



KITCHEN INSPIRATION



Clockwise from this picture: an island unit can make the kitchen feel more spacious; banquette seating is popular; hot taps are a must have in a new kitchen; pocket doors are a stylish and innovative kitchen design

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ISLAND LIFE

Functional and stylish, kitchen islands help to create a casual dining and social area, as well as offering useful additional worktop and storage space



16 REDHALL HOUSE AVENUE, CRAIGLOCKHART, EH14 1JJ
OFFERS OVER £1,145,000

With spacious interiors and a fantastic garden in the leafy Edinburgh district of Craiglockhart, this six-bedroom detached house is great for family living. Featuring beautifully presented bedrooms and living areas, the kitchen is a particular highlight. Wooden units create a welcoming space, while the sleek, dark worktops and stainless-steel appliances, including a hob, fridge/freezer and oven, offer a modern twist. The central island is well-proportioned and provides storage space. It also features the hob and hood, with an additional cooking and food preparation area, made more convenient by the presence of additional plug sockets. A set of double French doors and numerous windows ensure the room is flooded with natural light.

📞 For more information contact solicitor estate agent Coulters on 0131 253 2215, or visit espc.com with ref E390192. EPC rating: B

15 CAMPTOUN STEADING, DREM, EH39 5BS

OFFERS OVER £515,000

A beautiful and spacious four-bedroom steading house, this property offers flexible living and beautiful views across the Firth of Forth, close to Drem railway station in East Lothian. The kitchen area is fitted with painted shaker style units with wooden worktops and quality integrated appliances. The large island in the centre makes an excellent breakfast bar, and features the hob, making it an ideal additional area for cooking and preparing food. The stylish interior design of the kitchen is reflected throughout the rest of the property, with bright bedrooms and an airy lounge.

📞 For more information contact solicitor estate agent Simpson & Marwick on 01620 532654, or visit espc.com with ref E395301. EPC rating: D



34 DREGHORN LINK, EDINBURGH, EH13 9QR

OFFERS OVER £595,000

This exceptionally spacious four-bedroom detached family home is situated in Colinton, south of Edinburgh's city centre. Located on a quiet cul-de-sac residential development, it boasts a fantastic open-plan kitchen with a dining area. The central island features a hob and hood, as well as several drawers and shelves. Fitted warm wood units and stone-effect worktops ensure the room appears modern but welcoming, and it also benefits from integrated Siemens appliances. Furthermore, the kitchen features a utility room with a door to the garden, providing an ideal space to hide away the washing machine and tumble dryer. Other highlights include a spacious conservatory and a master bedroom with a bay window, walk-in wardrobe and en suite shower room.

📞 For more information contact solicitor estate agent MOV8 on 0131 253 2982, or visit espc.com with ref E395508. EPC rating: C



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HOME ON THE GRANGE



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According to the Department of Transport our personal happiness decreases with every mile we have to commute to work due to the lack of control and the obvious stress and anxiety.

But buyers at Westpoint' Homes latest development in Dalmeny can happily be rest assured as it offers the ideal commuting location only seven miles to Edinburgh and a 20 minute train journey from the village. Dalmeny also boasts an exceptional bus service to the capital every 20 minutes.

However, commuter convenience is just one of the many benefits of Rosebery Grange which offers exceptional value, in comparison to new build prices in Edinburgh, as well as a much more relaxed pace of life.

Located off Bankhead Road, Rosebery Grange is a collection of fifteen bespoke homes designed specifically for this charming rural community. An inspiring show home is set to launch in September 2018.

The development includes a choice of three, four and five bedroom homes which have all been named after the designers, architects and families associated with the nearby Dalmeny House and Estate.

Each property is complete with a choice of luxurious kitchen complete with a selection of stylish cabinets and worktops, and quality integrated kitchen appliances by NEFF. Equally as lux are the bathrooms with fittings supplied by Hansgrohe and Vitra.

Westpoint Homes is currently offering Part Exchange on selected plots which will be ready for occupancy pre-Christmas 2018*. For NHS staff, some of whom may work at the nearby Western General hospital, a specialist flooring package is also available*.

Prices at Rosebery Grange start from £560,000.

Steeped in history, Dalmeny is a thriving village within walking distance of South Queensferry with a backdrop of the famous Forth Bridges and a variety of independent shops, bars and restaurants. The development itself is within walking distance of the local nursery, primary and high schools.

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Offering grand interiors and a prime location in Archerfield village, this property is not one to miss



Clockwise from this picture: a double staircase leads to the upper landing; the dining room leads off the kitchen; there is a paved area outside the property along with double carport

CONTEMPORARY LUXURY

RARELY available, this six-bedroom detached house occupies a coveted corner position in the highly sought-after Archerfield village in East Lothian. Offering luxury living amidst beautiful surroundings, this property boasts light and spacious rooms, stunning décor and a prime location.

The spacious hall features a staircase on both sides, offering an immediate sense of luxury and grandeur on entering the property. On the left-hand side, there is a cosy sitting room, while on the right, there is a double bedroom benefiting from an en suite and built-in storage.

Boasting several sleek black units, granite worktops and built-in appliances and gadgets (including a Gaggenau coffee machine), the kitchen is an elegant and impressive room in the property. Open-plan with a large island in the centre, it is ideal for casual dining and socialising. The dining room is cleverly screened to offer some privacy while still appearing spacious and open, and a conservatory overlooking the rear garden provides an additional living space.

On the first floor, the master bedroom has a balcony, which offers stunning views over the rear garden and golf course. It also benefits from a spacious dressing room, which provides ample storage space. Furthermore, it features a luxurious en suite bathroom, complete with a free-standing bath, large wet room shower area and ambient lighting.

Two of the other double bedrooms have en suite shower rooms and dressing areas. On the second floor, the final two bedrooms are well-proportioned. There is also a spacious family room on this level that is perfect for entertainment, games, watching films or simply relaxing. The property also features a large home office on the first floor and a gym on the second floor.

In addition, the property enjoys lovely surrounding gardens, laid mainly to lawn and mature shrubs, featuring a fish pond, separate dog area and seating area.


Archerfield village is located in the lovely Archerfield Links Estate, just a 10-minute walk from the village of Dirleton and close to Yellowcraigs beach. Archerfield village is a vibrant and highly sought-after place to live, situated next to two golf courses, a club house and a spa. Plus, Archerfield Walled Garden is a great spot for a bit of retail therapy, sampling the local ale or exploring nature through the variety of walking routes available.

Dirleton is situated two miles east of

Gullane and three miles west of North Berwick, with many places of historical interest nearby, including Dirleton Castle, which features beautifully maintained gardens, and Dirleton Church. The surrounding area of East Lothian offers lovely beaches and world-renowned golf courses, including Gullane and Muirfield. Dirleton has an excellent primary school and there is a secondary school in North Berwick.

Archerfield village benefits from excellent transport links with regular bus services to North Berwick and Edinburgh, and access to the Edinburgh city centre by car within 35 minutes. It is also located close to the train stations at Drem and North Berwick, which offer a regular service to Edinburgh.

Located in a beautiful setting, and immaculately presented, this home offers the ultimate in luxury family living.

 **10 The Village, Archerfield, EH39 5HT. Price guide £1,350,000. Contact solicitor estate agent Lindsays on 0131 253 2327, or visit espc.com with reference E388516. EPC rating: C**



“The master bedroom has a balcony with stunning views overlooking the rear garden and golf course”

Clockwise from left: the spacious open plan kitchen has a Gaggenau coffee machine; the en suite bath and shower room; the master bedroom; the conservatory overlooks the decking area and fish pond



lindsays

Safe as houses – a *Will* can help



Making a Will can safeguard your home for your loved ones. Otherwise, the law will take over

No one wants to think about death or disaster when they’re celebrating a house purchase. But since it’s probably the biggest financial commitment you’ve ever made, you need to consider what would happen if you died.

Scotland has rigid laws about who inherits your property if you die without a Will and those laws can have unforeseen consequences.

The risks you run

If you own a property and die without a Will:

- Cohabitees don’t have an automatic right to inherit, unlike spouses and civil partners. Depending on your title deeds, they may not be entitled to any part of the property at all.
- Alternatively, a cohabitee you never wanted to inherit the property could go to court to claim a share of it.
- Your children or any other chosen beneficiaries could miss out on an inheritance you wanted them to have.
- Your estate could face legal disputes and additional fees.

Rather than adding to the distress of loved ones, a Will can provide protection and certainty.

Wills need updating

If you already have a Will, congratulations. But you should certainly review it, and perhaps update it, when you buy a property – to make sure it suits your situation.

So, rather than crossing your fingers it’s so much safer to make a Will.



Clare McCarroll
Partner, Private Client services

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0131 229 1212

lindsays.co.uk



THE TRANSFORMERS

An interior designer can work wonders with your home – witness this masterpiece

PROPERTY: Three-storey Georgian townhouse with formal dining room and drawing room on the ground level; bedrooms, study and sitting room/cinema room down a level; and kitchen opening onto the garden on the bottom level.

LOCATION: New Town, Edinburgh

BRIEF: To create a modern family home, making the most of period features, and removing all residual signs of the property's recent use as office accommodation, returning it to a residential Georgian townhouse.

To incorporate a level for entertaining and create a canvas for the owners' passion for art and antiques, reconciling their eclectic tastes for everything from Art Deco and Danish Modernism to Biedermeier and Arts and Crafts. Complete reconfiguration of basement area.

MARTHA and Kenny approached Ampersand to carry out the complete refurbishment of their Edinburgh home, and I was immediately won over by their enthusiastic embrace of the whole process. A client's input is so vital to creating a home – you can create a beautiful property without their input but a home should

reflect its owners' tastes and lives. As a designer it is also far more interesting, engaging and varied. Our clients were keen to create a fabulous space for entertainment on the top floor of the property. In the formal drawing room

Continued on page 26



Clockwise from above: the drawing room; the dining room features striking wall coverings from Lewis & Wood; the cinema room; detail of the dining room; the bedroom with 'her' dressing room





Employing an interior designer

Jackie Fiskien reveals her top tips

- Engage your designer as early in the process as possible
- Enlist someone that you can relate to and who listens – and, having done so, trust them
- Start your project with an open mind
- Remember to add character and personality not just a beautiful backdrop
- Understand your budget
- Remember to enjoy what should be a creative and inspiring experience.

Continued from page 25

with adjacent piano room Thibaut and Jim Thomson wallcoverings provide texture, Porta Romana lighting and furniture from Tom Faulkner and Julian Chichester provide their own carefully calibrated statements, while the upholstery on David Seyfried and Charlotte James seating helps tie the scheme together. Using the coppers and blue tones of the artwork in the cushion fabrics draws the art on the walls to the centre of the room. In the dining room Martha and Kenny were keen to do something dramatic, and we combined bespoke Lewis & Wood wallcovering, Colefax & Fowler curtain fabric trimmed in Samuel & Sons, and a glamorous Ochre chandelier with the clients' existing Beidermeier table to stunning effect.

A bespoke de Gournay wallcovering draws you downstairs to the master bedroom which also features made to measure cabinetry in the form of his and her dressing rooms. One of the benefits of being a studio with an interior architecture department is our ability to reconfigure spaces and create finely detailed cabinetry, which was also

crucial in the fitted study, finished in Paint & Paper Library 'Squid Ink' paint and with brass detailing and lighting. Thibaut grasscloth wallcovering and a Shiir rug add further texture. The guest bedroom features Cole & Son Ex Libris wallpaper offset by a funky Jonathan Adler covered armchair with Julian Chichester bedside tables and lamps. A more informal sitting room showcases Timorous Beasties wallpaper and cushions while curtains in William Yeoward fabric discreetly cover a screen which, when pulled down, turns this comfortable room into a cinema room. A Fisk Circus rug is perfect for the New Town location.

Our interior architecture really came into its own with the complete re-configuration of the bottom floor. Working alongside Hutton & Read as contractors we incorporated a new staircase and designed a wine cellar, kitchen and larder down to the smallest detail so that every pot, pan and kilner jar has its own perfect space!



Jackie Fiskien is Design Director of Ampersand. For more information and tips see ampersandinteriors.co.uk



Clockwise: the wine cellar; the cosy study with fitted bookshelves; a place for everything in the pantry; the kitchen



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PREMIER SHOPPING

Multrees Walk is Edinburgh's ultimate luxury shopping destination. We've handpicked some of our favourite things to buy or enjoy this autumn...



BOSS

BOSS Stretch Tailoring, a unique collection of suits, shirts and jackets that flex with the movements of the body. Engineered for maximum wearing comfort while maintaining the brand's signature sharp silhouette. Each piece is cut from pure wool, woven in a spring-like structure, and lined with stretch fabric to ensure both layers respond to the movements of the body. Black 3-piece Stretch Tailoring wool suit by BOSS, £695



HOLLAND COOPER

Released to celebrate Holland Cooper's tenth year of business, hand cut and made in the UK, its fitted style and structured shoulder composition creates a slimming silhouette. The 'anniversary pink' limited edition Knightsbridge blazer £499

PANDORA

Cleverly combining two looks in one, this stunning pair of Rose earrings comprises a pair of solitaire studs with detachable halos. Wear the elegant studs alone for a chic daytime look and dress them up with the shimmering halos for after dark style. PANDORA Rose Vintage Allure Stud Earrings RRP: £80



HARVEY NICHOLS

The Forth Floor Restaurant at Harvey Nichols, Edinburgh offers the ultimate dining experience, showcasing a spectacular view of the city and the finest Scottish produce. To make a reservation tel: 0131 524 8350

MULBERRY

The new Small Leighton bag celebrates soft and supple leather, sleekly constructed with a modern slouch for a tactile day to evening silhouette. Small Leighton in Icy Pink Silky Calf & Pearl Cabochon, £1,195



CASTLE FINE ART

A nostalgic giclée on paper by contemporary pop artist Stuart McAlpine Miller, available to buy at Castle Fine Art on Multrees Walk. Marilyn Monroe: Bright Young Thing – Giclée on Paper, Edition size: 195 £1,150



SWAROVSKI

Remix your style with even more brilliant pieces from the Swarovski Remix Collection – now including charms for personalisation. Swarovski Carrier Strands from £34, Charms from £25 and other strands from £59

TESLA

Tesla's mission is to accelerate the world towards sustainable energy. Model S and Model X are revolutionary 100% electric vehicles with unprecedented range and equipped with the latest technology. Model S, the first fully electric sedan, is an evolution in automotive engineering. Combining performance, safety, and efficiency, it has reset the world's expectations for the car of the 21st century with the highest possible safety ratings, the longest range of any electric vehicle, and over-the-air software updates that continuously make it better. Model S prices start from £65,550 for a 75D.



IS ART A GOOD INVESTMENT?

Andy McDougall, Director of Edinburgh Art Fair

ART is a subject that most people would admit to knowing very little about. Yet, for some reason, more and more of us are getting a foothold on the art ladder and beginning small collections of what, we hope, will become highly sought after and very valuable works. However, for this to happen you need to do your homework.

WHAT TO BUY?

There are three rules I stick to when buying art:

1. Buy only what you like.
2. Buy only what you can afford.
3. Buy only if you have somewhere to show it off.

For those with deep pockets, works by established artists are attractive, and paintings or sculptures by recognised artists are more likely to hold their value and appreciate over time. If you're new to the world of art and have a limited budget, then a low edition piece by an established artist could represent a good purchase. However, an original piece by an emerging or recently graduated artist could still keep or increase its value.

WHERE TO BUY?

Auctions are a good place to buy art, but the danger is coming up against someone who also really likes the piece you are after. You can easily get caught up in a bidding war and end up paying slightly more than you intended.

Galleries are also a good place to start. You have more time to browse the artworks and there is usually friendly staff on hand to offer advice and explain about the works on display. Galleries will have a stable of artists who they represent, meaning they will be able to provide you with detailed knowledge of the artist and the work you are interested in. Also, if you buy a piece from a gallery and later decide to add to your collection by purchasing another work by the same artist, you know where to go.

Degree shows are fabulous places to find emerging artists who have recently graduated from art school. The artists often don't have gallery representation yet, meaning you can usually purchase the work cheaper than you would if buying from a dealer or gallery. However, not all the artists will go on to carve out a career for themselves in the art world.

Art fairs are the new 'in places' to view and buy art. More collectors are learning that these fairs are events where you can find work by the 'big name' established artists – like the painting by Scottish artist John Bellany (pictured) which will be on show at this year's Edinburgh Art Fair. Fairs are fantastic as you can visit scores of galleries all congregated together under one roof at the same time. At a fair, you are among hundreds, if not thousands, of likeminded people who love art but have limited experience of the subject. There are usually artist demonstrations and talks at these events, so you can learn more about the process behind the making of great art and the more you know, the better decisions you'll make when it comes to buying.

So, is art a good investment? Like most things in life, purchasing art with the sole intention of making money is a gamble and best left to those in the know or who have done extensive research on an artist or gallery. For the ordinary art-lover, buying art should be about you. Ultimately, you will be living with any artwork you buy so if it gives you pleasure, a piece speaks to you or you feel something when you look at it, that qualifies as a good investment. Your art acquisitions reflect who you are, and they connect you with their creators.

To start your art collection visit:
Edinburgh Art Fair 2018
23rd - 25th November
Edinburgh Corn Exchange
artedinburgh.com

BEAUTIFUL BATHROOMS

From free-standing tubs and beautiful tiling to gorgeous walk-in showers, take inspiration for renovating your bath or shower room



24 ESSELMONT ROAD, NEWINGTON, EH16 5PY
OFFERS OVER £685,000
Located in the highly desirable area of Newington to the south of Edinburgh city centre, this beautifully presented lower villa sits within a former detached house, and has its own private entrance. Full of character, it boasts stunning décor throughout. The bathroom stands out, thanks to the especially eye-catching stand-alone tub and white suite. Gold taps and pipes help add to the room's luxurious and unique feel. This individual style is echoed throughout the rest of the property, and the stylish and modern kitchen is another highlight. Despite its modern appearance, the property has retained many of its original features, including the wooden flooring in the reception hall, drawing room and master bedroom, and the original working shutters in the drawing room.
Contact solicitor estate agent Deans Properties on 0131 253 2707 or visit espc.com with reference E394266. EPC rating: D

13/3 SOUTH CHARLOTTE STREET, EDINBURGH, EH2 4AS
OFFERS OVER £560,000
In the heart of Edinburgh's city centre, close to the shops and restaurants of George Street and Princes Street, this three-bedroom flat on South Charlotte Street occupies the third and fourth floors of an A-listed building. The luxuriously-appointed bathroom is particularly impressive, featuring a jacuzzi bathtub and spacious shower unit both finished with terracotta-toned mosaic tiling. The property also benefits from a bright and spacious reception room area, with a stunning original fireplace as the centrepiece, a monochrome-toned kitchen complete with glossy black cabinets, and beautiful views of Edinburgh Castle and the New Town.
Contact solicitor estate agent Gilson Gray on 0131 253 2993 or visit espc.com with reference E391172. EPC rating: E



THE PADDOCK, 11B RAVELRIG GAIT, BALERNO, EH14 7NH
OFFERS OVER £795,000
Built to a unique specification in 2011, this gorgeous detached home enjoys a quiet cul-de-sac setting within the highly-sought after suburb of Balerno, which lies south-west of Edinburgh. The property has five lovely bedrooms, three of which feature en suite shower rooms. The en suite shower room of the master bedroom is a particular highlight – it is bright, spacious and modern, and complete with walk-in shower. The transparent shower cubicle, white walls and light wood flooring, make the room appear simple but elegant. There is also a large mirror with built in light-fixtures above the double white sinks. The detached home also features a generously proportioned kitchen and living room, along with an absolutely superb garden area.
Contact solicitor estate agent Neilsons on 0131 253 2858 or visit espc.com with reference E392103. EPC rating: C

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This page, clockwise from below: the kitchen has a wood-burning stove; the mantelpiece is an original feature; the staircase feels light and airy



Opposite, clockwise from main picture: the detached house sits in a mature garden; many of the bedrooms have fitted wardrobes; the entrance hall; the sitting room features original cornice work



A beautiful stone-built villa boasting fine period details

TRADITIONAL

LOCATED in the highly desirable Grange conservation area, 13 Dalrymple Crescent is a charming detached house offering flexible family living across three floors. Featuring fine period details, including a traditional staircase, ceiling cornice work, window shutters and fireplace, the property is bright, spacious and in excellent decorative condition.

An elegant drawing room lies on one side of the entrance hall, featuring a fireplace with two recessed bookshelves on either side. The spacious sitting room is linked to the drawing room by a set of full height timber bifold doors and features twin sash-and-case windows. Together, these two rooms make an excellent space for entertaining guests, and enjoy lovely views over the front and rear gardens respectively. The formal dining room sits on the other side of the hall, complete with a natural timber floor, fireplace and press cupboard. A study completes the ground floor accommodation. Offering ample space for a desk and room to accommodate book shelves, it is perfect for those who work from home, or could simply be used as a computer room.

On the first floor, there are three excellently proportioned double bedrooms, two of which have a full wall of built-in wardrobes. There is also a family bathroom, with a bath and shower cubicle, and a separate WC.

The fourth and final bedroom is on the garden floor, and this level also features a hall with an under-stair wine cellar, a shower room and a spacious breakfasting kitchen. The kitchen benefits

from a fireplace with a gas-fired stove and fitted Siemens units.

A set of beautiful French doors lead from the kitchen into the south-facing back garden, which is a perfect spot to relax on sunny afternoons. The garden comprises of a lawn, and mature trees and shrubs, and there is also a front garden area adjacent to the driveway. The villa also benefits from paved off-street parking spaces for up to three cars to the front of the property, and the driveway leads to a detached garage.

The Grange conservation area is often considered to be one of the most desirable places to live in Edinburgh thanks to the beautiful Victorian villas, leafy surroundings and proximity to some of the top state and private schools in the city. Located just one mile out of the city centre, the shops and restaurants of Princes Street and George Street are walkable or just a short bus journey away. It is located in between the popular districts of Newington and Morningside, meaning the amenities (including a variety of supermarkets and independent retailers) of both these areas are easily accessible.

Showcasing beautiful traditional details along with bright and spacious rooms and lovely gardens in one of Edinburgh's most desirable residential districts, this period villa truly is a stunning property.

📍 **13 Dalrymple Crescent, Edinburgh, EH9 2NX. Offers over £1,175,000. Contact solicitor estate agent Simpson and Marwick on 0131 253 2171, or visit [espc.com](https://www.espc.com) with reference E395386. EPC rating: E**



GO EAST

With beautiful towns and villages dotted along the coastline or nestled in the countryside, East Lothian offers many stunning homes amidst idyllic surroundings



CHERRYTREES, OLD ABBEY ROAD, NORTH BERWICK, EH39 4BP
OFFERS OVER £1,175,000

This exceptional family home boasts six bedrooms, a separate office wing and a sound-cancelling music studio. Located close to the train station in the seaside town of North Berwick, the house dates back to the 1960s, and was remodelled in 2007 to create a spacious family home with a large office space. The office itself is connected to the house via a hidden door in the library, and there is also a separate entrance from the garden, making this property perfect for those who own their own business. However, as there is a kitchen and WC, it could also be converted to self-catering accommodation. The house also benefits from beautiful surrounding gardens with a child-safe pond and lovely waterfall features.

📞 For more information contact solicitor estate agents **Simpson & Marwick** on 01620 532654, or visit espc.com with ref E395597. EPC rating: E

3 TYNINGHAME MAINS, TYNINGHAME, EH42 1XW
OFFERS OVER £575,000

This five-bedroom steading conversion is nestled in a courtyard on the edge of the conservation village of Tynninghame, which sits between the Lammermuirs to the south and East Lothian's coastline to the north. It's an ideal property for those who would like a traditional home in a picturesque setting. The spacious dining kitchen is one of the highlights of the property – with a stunning wood burning stove as the focal point, it's the perfect place to relax as a family or entertain guests. The lovely family room has patio doors to the back garden. The secluded garden wraps around the property, overlooking the surrounding woodland, making this an idyllic country retreat.

📞 For more information contact solicitor estate agents **Paris Steele** on 01620 532420, or visit espc.com with ref E395162. EPC rating: D



THE LAURELS, 20 CARBERRY ROAD, INVERESK, EH21 8PR
OFFERS OVER £579,000

A unique property, The Laurels is a detached house built about 20 years ago in the village of Inveresk near Musselburgh. With lovely views across the adjacent farmland, it is excellently presented. Stylish and modern, the house features a contemporary fitted kitchen with Corian work surfaces and integrated appliances. There is a particularly impressive double height Mozolowski and Murray conservatory which leads into the back garden. The master bedroom benefits from a modern en suite shower room, fitted walk-in wardrobe, French windows and a balcony overlooking the garden. There are a further four double bedrooms, two of which have en suites, and a family bathroom.

📞 For more information contact solicitor estate agents **Drummond Miller** on 0131 253 2239, or visit espc.com with ref E383725. EPC rating: C



STRONVAR

by Loch Voil

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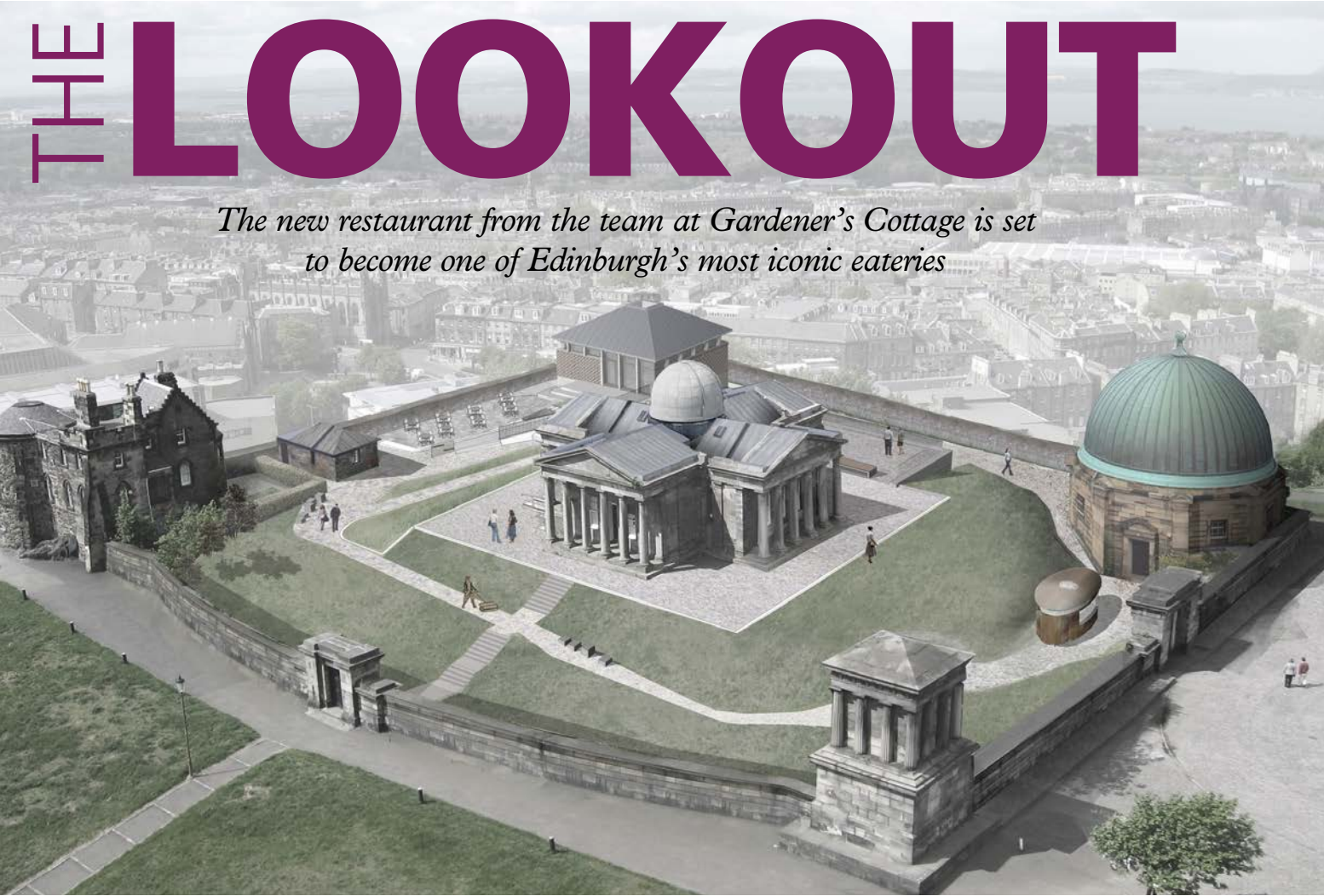
At Stronvar, by Loch Voil near Balquhiddier, you'll discover a unique opportunity to purchase or build a new home in one of Scotland's most beautiful locations.

Stronvar is situated in the Loch Lomond and the Trossachs National Park. It commands a prime location on the south shore of Loch Voil, with sweeping views over the loch and to the hills beyond.

Two houses and eight plots are available to purchase, with detailed planning permissions granted for all plots. The site is surrounded by magnificent unspoilt woodland and stunning scenery. With each of the plots comes shared ownership of approximately ten acres of land, including woodland and a protected Site of Special Scientific Interest.



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THE LOOKOUT

The new restaurant from the team at Gardener’s Cottage is set to become one of Edinburgh’s most iconic eateries



DALE Mailley, chef director of renowned Edinburgh restaurant The Gardener’s Cottage, revealed the name of his new ambitious restaurant in August. The Lookout by Gardener’s Cottage is a partnership with Collective, the organisation currently redeveloping the site on Calton Hill into a new home for contemporary art.

Built on a cantilever, the restaurant will be partially suspended over Calton Hill’s north-west slope and will feature floor-to-ceiling glass windows, promising panoramic views across Edinburgh and the Firth of Forth. As well as the restaurant, the new site on Calton hill (to be called Collective) incorporates the restored City Observatory and City Dome, along with a new purpose-built exhibition space called The Hillside.

The Gardener’s Cottage, located in the leafy green area on Royal Terrace Gardens, opened in 2012. Offering a seven-course set-menu at communal tables, the restaurant set itself apart from the other eateries in the capital and quickly became hugely popular with locals and visitors. Indigenous seasonal produce (including fruit and vegetables from the restaurant

“Built on a cantilever, the restaurant will be partially suspended over Calton Hill’s north-west slope”

garden) is used to make the dishes by a team of creative chefs. The cottage itself features two rooms, and was originally built for the gardener at Edinburgh’s Royal Terrace Gardens. The team behind the restaurant embarked on a second venture in 2017 – Quay Commons bakery and licensed café, set in a former bonded warehouse in Leith.

Collective was established in 1984 and has been commissioning contemporary art ever since, having staged early career exhibitions by Ruth Ewan, Jeremy Deller, Mike Nelson and Claire Barclay, as well as commissioning significant new works by Hito Steyerl, Jessie Jones and Monster Chetwynd. The organisation was previously based on Cockburn Street, but moved to Calton Hill in 2013 and began fundraising to redevelop the City Observatory site,

which has not been used since 2009.

Marked as a UNESCO World Heritage Site, Calton Hill is set right in the city centre of Edinburgh, and boasts some of the best views in the capital. As well as the City Observatory and City Dome, it’s home to several other iconic Scottish monuments and buildings, including the National Monument, Dugald Stewart Monument, Nelson’s Monument, Old Royal High School, Robert Burns Monument and Political Martyrs Monument. The Lookout will be a modern addition to these historic and iconic buildings and monuments.

The £4m redevelopment project is funded by City of Edinburgh, Collective, Creative Scotland, Heritage Lottery, Edinburgh World Heritage, WREN, Wolfson Foundation, Garfield Weston and Architectural Heritage Fund. The Project Team was procured under the SCAPE framework and includes Collective Architecture, Faithful and Gould and Esh Border Construction.

An opening date is yet to be announced, but it’s safe to say that with those views, The Lookout is set to become a hugely popular dining spot in the capital.




Clockwise from left: Dale Mailley, the chef director of Gardener’s Cottage and brains behind The Lookout; an architect’s impression of the completed site on Calton Hill, courtesy of Collective Architecture; the stunning view over Edinburgh from Calton Hill; Nelson’s Monument atop Calton Hill

ICONIC DINING


Edinburgh boasts many fantastic eateries, but there are some that stand out from the crowd...



THE WITCHERY BY THE CASTLE
Nestled among the historic buildings and cobbled streets of the Old Town, The Witchery sits at the gates to Edinburgh Castle on the Royal Mile and offers a unique dining experience. Showcasing the finest seasonal Scottish produce and an award-winning wine list, it's safe to say that the cuisine is unlikely to disappoint. The Witchery restaurant is in a 16th-century merchant's house and the rich baroque surroundings of the original dining room promise a memorable experience, with red leather seats, ancient oak panelling hung with tapestries and heraldic painted ceilings recalling the Auld Alliance. The Secret Garden forms the other part of the restaurant and is in an enclosed historic courtyard, and features a beautiful painted ceiling and French windows opening onto its own secluded terrace.


 Reserve a table online at thewitchery.com or call 0131 225 5613.

THE DOME
Located in the heart of Edinburgh's New Town, The Dome stands out compared to the plethora of other bars and restaurants dotted along George Street thanks to its resplendent Greco-Roman façade and Corinthian Portica. Opening its doors in 1996, it has become a much-loved Edinburgh institution over the years, particularly at Christmas time when lavish festive decorations adorn the already eye-catching interiors. The food on offer is a celebration of simple and traditional Scottish favourites, utilising local produce from around the country. Dine under the dome itself in The Grill Room, enjoy the warm and intimate ambience of The Club Room, tuck into tea, cakes and sandwiches in the Georgian Tea Room or indulge in a cocktail or two in The Front Bar.

 Reserve a table online at thedomeedinburgh.com or call 0131 624 8624.



BRASSERIE PRINCE BY ALAIN ROUX AT THE BALMORAL
Opened in June 2018, Brasserie Prince was intended as a new dining concept to marry sublime French cooking with the finest Scottish produce, from the distinguished Alain Roux and his father, Michel Roux OBE. The setting of this restaurant is the luxurious and iconic Balmoral hotel, situated right in the centre of Edinburgh on Princes Street. Serving seasonally-inspired classic bistro dishes that aim to harmonise quintessentially French flavours with local ingredients, Brasserie Prince strives to showcase the Roux family's talents along the hospitality and flair of The Balmoral hotel. The award-winning hotel also offers Michelin-starred cuisine in sophisticated surroundings at Number One, afternoon tea at Palm Court, a selection of over 400 whiskies at its whisky bar Scotch and a range of refreshments at The Gallery.

 Reserve a table online at roccofortehotels.com or call 0131 557 5000.

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Celebrate the best of seasonal Scottish produce at Printing Press Bar & Kitchen. One lucky reader will win a three-course dinner for two, with a cocktail in the bar to start, and an overnight stay in The Principal Edinburgh George Street, Scottish Hotel of the Year 2017.

PRINCIPAL

To enter, visit espc.com/premiercompetition for details, terms and conditions by 31 December 2018. The winner will be announced in the 2019 March issue of Premier Living Magazine.

FROM cosy lodges in tranquil locations to magnificent castles, the Highlands and Islands of Scotland boast a plethora of unique and luxurious places to stay.

**EAGLE BRAE, STRUY
IN INVERNESS-SHIRE**

Unwind and relax this winter by staying in a luxurious log cabin right in the very heart of the Scottish Highlands. Eagle Brae is the perfect destination to get away from it all, combining magical scenery and the untamed wilderness of the Scottish Highlands.

Set on an 8,000-acre estate, this beautiful corner of the world has been transformed into a one-of-a-kind getaway. Everything in the cabins, from the logs to the linen, has been lovingly handcrafted. Built with the environment in mind, the stunning cabins feature grass insulated roofs and eco-friendly wood burners, which only add to Eagle Brae's unique charm.

eaglebrae.co.uk
01463 761301

**INVERLOCHY CASTLE HOTEL,
FORT WILLIAM**

Inverlochy Castle is a stunning 19th-century castle located at the foot of Ben Nevis and steeped in history. The beautiful 18-bedroom hotel boasts highly decorated features including frescoed ceilings, Venetian crystal chandeliers and a luxurious staircase.

Surrounded by luscious evergreen trees and overlooking the sparkling water of a nearby loch, in the foothills of Scotland's highest mountain, it offers a holiday setting like no other.

Inverlochycastlehotel.com
01397 702177

**LEWS CASTLE BY NATURAL RETREATS,
ISLE OF LEWIS**

Lews Castle by Natural Retreats offers visitors a winter break in a breathtaking and inspiring location. The castle was built in the mid-1800s by Sir James Matheson before being used as a hospital in the Second World War, a college and a school. Now, it is one of Scotland's most luxurious holiday destinations – the apartments and bedrooms effortlessly blend the classic and contemporary, staying true to the building's Victorian origins while adding modern touches.

Set among acres of stunning gardens, this 19th-century castle overlooks Stornoway harbour and is a fantastic base from which to explore the gorgeous

Continued on page 46



*Forget about chasing the
sunshine this winter, and
witness the majestic snow-
capped mountain scenery,
amazing winter wildlife
and rural wilderness of
the Scottish Highlands
and Islands instead*



Clockwise from
this picture: Eagle
Brae log cabins
are the perfect
winter retreat;
the interior of
the Eagle Brae
cabins; a four
poster bed at
Inverlochy Castle;
Inverlochy castle
has 18 bedrooms

WINTER WANDERLUST

Continued from page 44

beaches and amazing wildlife of the world-renowned Isle of Lewis.
naturalretreats.co.uk
01625 416430

**ASSYNT HOUSE, EVANTON
IN ROSS-SHIRE**

Dating back to the 1700s, Assynt House is a luxurious house nestled in the Ross-shire countryside, which still retains most of its original features. The historic Georgian property offers spacious and individually designed bedrooms with en suites. Offering amazing views over the Black Isle, Assynt House is a beautiful and unique venue for your next winter getaway.
assynthouse.com
01349 832923

**LOCH NESS LODGE,
BRACKLA IN INVERNESS-SHIRE**

Situated in the picturesque village of Drumnadrochit, Loch Ness Lodge boasts beautiful views of both the village and the stunning surrounding woodland, where you may be lucky enough to spot a famous Highland red deer or a bird of prey soaring above.
The boutique lodge offers nine individually designed rooms as well as a spa and therapy area amidst stunning scenery, making for a perfect romantic getaway or place to celebrate a special event.
loch-ness-lodge.com
01456 459469

THE STONEHOUSES, ULLAPOOL

Nestled into a hillside above the beautiful village of Ullapool, these two five-star holiday retreats, sculpted from stone, turf and glass, create a truly unique holiday experience. Offering panoramic views across Loch Broom and out to the Summer Isles, the Stonehouses are spacious, but cosy, featuring full under-floor heating and wood-burning stoves. Both houses also offer large saunas and luxury freestanding baths.
Designed by a local Hebridean architect, the houses bring together traditional building techniques with modern design and environmental considerations. They offer a unique and luxurious base from which to explore the lovely village of Ullapool and nearby area.
thestonehouses.co.uk
01854 613838



Photograph: Lynne Kennedy



Photograph: Steven Gallagher



Photograph: Margaret Soraya

“Loch Ness Lodge boasts beautiful views of the village and the stunning surrounding woodland”



From top: Assynt House in Ross-shire and inset, interior; Loch Ness Lodge commands fantastic views across the water; the whisky bar at Lews Castle by Natural Retreats, and an exterior view; The Stonehouses offer five-star accommodation in Ullapool with panoramic views to match



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When Quality Matters

SUPPLY AND DEMAND

It's positive news for the premium house market in east central Scotland, says ESPC CEO Paul Hilton

HOW IS THE MARKET FOR PREMIER PROPERTIES IN EAST CENTRAL SCOTLAND?

The first six months of 2018 have been promising for the premier property market in east central Scotland. There has been an encouraging 10.8 per cent increase in the number of properties with asking prices over £500,000 being listed. Along with increased sales volumes (there's been a 9.1 per cent increase in properties over £500,000 sold compared to the same period last year), this indicates that the market is showing signs of sustained recovery. This is good news, as there was an initial dampening in transaction volumes with the introduction of higher Land and Buildings Transaction Tax (LBTT) rates in 2015, and the Additional Dwelling Supplement (ADS) in 2016.

However, the biggest hurdles to this area of the property market growing remain LBTT cost and supply issues. ESPC market research at the beginning of the year illustrated that many sellers are considering upgrading to a new home, but due to the costs of LBTT and ADS, can't carry this through to completion, preferring to renovate their current property instead.

HIGH DEMAND FOR PREMIER PROPERTIES

As with the rest of the east central Scotland property market, there is a great demand for these properties from buyers. This is indicated by the short selling times – the median selling time for properties over £500,000 in east central Scotland is 22 days compared to 41 days for the same period in 2017, which is a 47.3 per cent decrease. In Edinburgh, specifically, the median time to sell is 20 days, which is a 40.8 per cent decrease on last year, while in East Lothian, the median time to sell is 19 days, 74.4 per cent below the same period last year.

In addition, for homes marketed as 'offers over', the average percentage achieved over asking price is 12.3 per cent compared to 7.8 per cent last year, and premier homes achieved an average of 106.7 per cent of their Home



Report valuation compares to 101.3 per cent the previous year. These trends indicate a great demand for premium properties in east central Scotland, and supply isn't keeping up with demand.

ONLINE INTEREST IN PREMIER PROPERTIES

Premium properties receive a lot of online attention, with properties in east central Scotland sold for £500,000 or over advertised on espc.com gaining on average 65.4 per cent more traffic than those sold for under that amount. The property with the highest selling price, was also the fourth most viewed property online for the first six months of 2018.

TOP AREAS

The top areas in terms of sales volume in east central Scotland were all in Edinburgh – West End, Trinity and the New Town. This differs to last year, when the Grange and Newington were in the top three behind the New Town. In East Lothian, the top district for sales volume was North Berwick, which was the same as last year.

In some areas of Edinburgh such as Balerno, Barnton and the West End, 2018 has seen a significant increase in

the number of homes sold compared to last year, but selling times are also much shorter, which indicates an increased number of sellers putting their homes on the market, but also the increased demand from buyers for premium properties in these areas.

In summary, there is high demand and great interest in premier properties in east central Scotland. However, there has been an encouraging uplift in the number of premier properties coming to market in the first six months of 2018 compared to 2017. It could be that potential sellers are becoming aware of the demand and lack of supply for premier properties, and the benefits of selling are starting to outweigh the costs of LBTT and ADS they may be facing.



At ESPC we offer free advice every day of the week from our George Street property information centre. Find out more at espc.com or call us on 0131 624 8000.

CRÈME DE LA CRÈME

With beautiful homes, leafy green spaces and plenty of shops and other amenities, it's no wonder West End, Trinity and New Town are such popular districts for premier properties



2/2 GROSVENOR GARDENS, EDINBURGH, EH12 5JU

FIXED PRICE £795,000

Located in Edinburgh's West End, this beautiful five-bedroom Victorian flat was built for the Headmaster of St Mary's Music School, and enjoys an elevated position, allowing for beautiful views. Effortlessly blending period and contemporary features, it is perfect for those who like traditional homes with a modern twist. The sitting and dining room features lovely bay windows with views along Grosvenor Crescent and over the music school, along with a grand oak fireplace and Edinburgh Press. The bespoke kitchen (designed by Kitchen's International) has granite worktops, a stylish central island and Siemens integrated appliances. The property also benefits from a fabulous roof terrace, which provides superb panoramic views of Edinburgh.

Contact solicitor estate agent Simpson & Marwick on 0131 253 2171, or visit espc.com with reference E393631. EPC rating E

27 NETHERBY ROAD, EDINBURGH, EH5 3LP

OFFERS OVER £560,000

This lovely semi-detached villa is the perfect home for families, with four double bedrooms, two bathrooms, lovely gardens and private parking. It's situated in the exclusive district of Trinity, close to Edinburgh's coastline. Ideal for relaxing as a family or for entertaining guests, the living room adjoins a formal dining area via an elegant Tudor-style archway, and both areas benefit from lightly-toned décor ensuring they are both bright rooms. The living room has a coal-effect fire and direct access into a large conservatory and the garden beyond. The garden is fully secure and the area boasts a neat lawn and spacious patio areas.

Contact solicitor estate agent Stuart & Stuart on 0131 253 2981, or visit espc.com with reference E395211. EPC rating: D



93/2 DUNDAS STREET, EDINBURGH EH3 6SD

OFFERS OVER £575,000

Immaculately presented, this beautiful four-bedroom flat is located in the heart of the hugely desirable New Town. It is close to the city centre, as well as the green expanses of Inverleith Park and the Royal Botanic Garden. The property has retained several period features including impressive original fireplaces and stone flooring, detailed cornicing and working shutters throughout. Thanks to large windows throughout the apartment, the rooms are flooded with natural light, and the fresh, neutral décor adds to the bright and airy feel of the property. The living room is a particular highlight of the property – with ample space and a beautiful fireplace as its centrepiece, it's the perfect place to entertain guests in the evenings.

Contact solicitor estate agent Coulter on 0131 253 2215, or visit espc.com with reference E393092. EPC rating C

~ MY EDINBURGH ~
IAN RANKIN

We caught up with one of Scotland’s best-loved crime writers, and the creator of the infamous Inspector Rebus, to find out a bit more about why he loves living in the capital and his latest novel

Why do you love living in Edinburgh?
I like that Edinburgh is so manageable. It has all the amenities of a capital city, yet is easy to get around and (a few streets excepted) can feel relatively quiet and relaxed.

What makes the Scottish capital such a great city for literature and writers?
It may just be an accident of history, of course, but I think there is so much in Edinburgh to inspire storytelling. Many of our best-known books revolve around people who are not what they seem or have two distinct sides to their character (Jekyll and Hyde; Miss Jean Brodie), and this could be a reflection of Edinburgh’s divide between New Town (rational) and Old Town (unplanned; mazy).

Where are your favourite places to write in the city?
I tend to write at home. I’ve never been able to write in cafés and bars – I’m too busy watching and listening to the people around me. The same is true of libraries, though I do a lot of my research in the National Library of Scotland and Central Library.

What makes Edinburgh the perfect setting for a crime novel?
Edinburgh is a city of secrets, of bridled passions, a city that changes after dark. It’s easy to imagine any number of nefarious deeds happening behind that respectable veneer. It is also has a blood-soaked and ghoulish history, encapsulating everything from headless ghosts to warlocks, cannibals and serial killers.

What makes the Oxford the standout bar in Edinburgh for you?
I was writing the first Rebus book when I was introduced to the Oxford Bar, and it seemed to me the place Rebus would drink. Quiet and just sociable enough. A number of cops drank there in the 1980s, which was helpful!

Any other favourite bars, restaurants or hotspots in the city?
I like traditional watering holes such as the



The traditional interior of The Bow Bar. Below: Wedgwood is a fine dining experience



Abbotsford and the Bow Bar – places that focus on good beer and conversation. For a slap-up meal I’ll head to Mark Greenaway or Ondine or Wedgwood, but I’m just as happy with the haggis in the Abbotsford.

Why do you think people love the character of Rebus so much?
I think Rebus is a complex character and a realistic one. People welcome his flaws and his tenacity. He is a survivor, thrawn and mercurial. He also has good one-liners and a fine taste in music (which he shares with his creator).

What can you tell us about the latest Rebus novel, In a House of Lies?
In A House of Lies starts with a body being found in the boot of a car. The body is that of a private eye who went missing a decade back. Rebus was part of the original inquiry and mistakes were made. So there’s a murder inquiry in the present, linked to an investigation into Rebus’s role back then. Added to which, DI Siobhan Clarke is being sent anonymous threats and asks her old friend Rebus for help. Now read on...

After the release of the novel, you’re planning a UK tour entitled Investigating Murder – tell us more about the tour?

The line-up of the tour is yet to be finalised, but I’ll be joined on stage by professionals, ranging from forensic experts to ex-detectives. We will discuss real-life policing and how it compares to its fictional counterpart. There will also be a few surprises – not least at the Queen’s Hall event in Edinburgh.

Any other novels in the pipeline after In a House of Lies?
I’ve got nothing in the pipeline. Before Christmas, I’ve got extensive tours in the UK and Canada. I’ll also be promoting my stage play, *Long Shadows*, which is a brand-new Rebus story written for the stage (along with dramatist Rona Munro of ‘The James Plays’ fame). I then tour the USA in January, so won’t start thinking of any new stories until after then, if I have the energy! **PL**

In a House of Lies is expected for release on 4th October 2018



**WHATEVER THE TIME
WHATEVER THE OCCASION**



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