

us

# PREMIER LIVING

**INDUSTRIAL  
REVOLUTION**  
CONCRETE REIGNS  
IN KITCHENS

**PARISIAN  
PREDICTIONS**  
INTERIOR TRENDS  
INSPIRED BY THE  
FRENCH CAPITAL

**LEITH CREATIVES**  
INNOVATION  
THRIVES IN THE  
PORT DISTRICT

## ON THE LIST

Luxury listed homes blend the traditional with the contemporary

WIN AN OVERNIGHT STAY ON FINGAL **PAGE 41**



## THE ART OF KITCHEN

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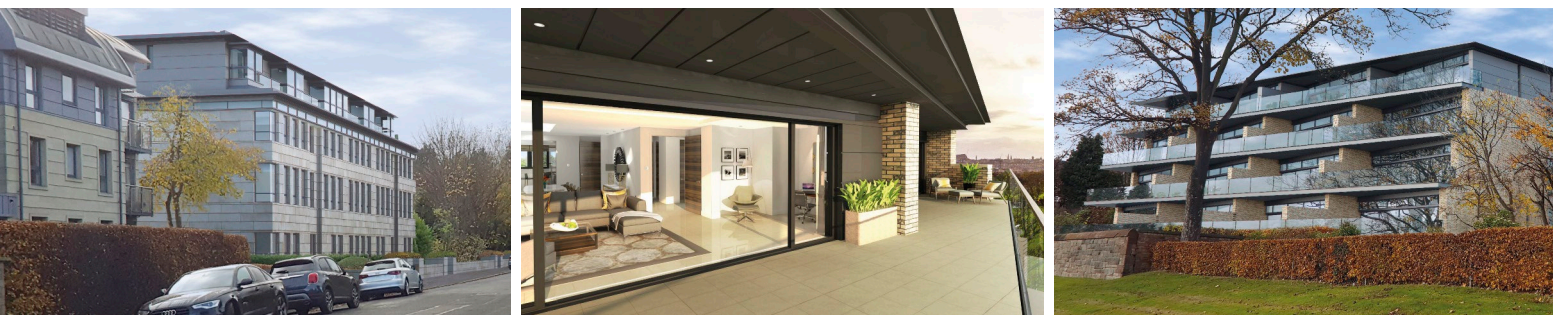
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## Edinburgh's skyline has never looked so good.



Introducing Pavilion, an exclusive development of sixteen luxury apartments with one of Edinburgh's most sought-after addresses.

Surrounded by playing fields and with magnificent views of the city skyline, Kinnear Road in Inverleith is one of the capital's most prestigious locations. Pavilion has been designed to make the most of this prime setting, with a wall of glazing opening up the living rooms onto generous south facing balconies, terraces and gardens. These two, three and four bedroom luxury apartments are beautifully detailed - with designer kitchens and bathrooms and extensive fitted wardrobes - and offer secure underground parking with lift access to all floors.

**Five apartments already sold.** For further information or to register your interest, contact Behnam Afshar on 07967 322 025 or email [behnama@amanewtown.co.uk](mailto:behnama@amanewtown.co.uk).

[www.amahomes.co.uk](http://www.amahomes.co.uk)



When Quality Matters

# WELCOME



**WELCOME** to the latest issue of *Premier Living*, packed full of interior inspiration, luxury homes and lifestyle tips. If you're looking to brighten up your interiors this season, make use of gorgeous floral patterns or Pantone's colour of the year Living Coral. Plus, Jackie Fiskien from Ampersand Interiors reveals her predictions for 2019's top interior trends, inspired by her trip to Paris.

Listed homes are highly desirable, thanks to their interesting histories, charm, character and beautiful traditional features. However, upgrading them to offer modern and stylish accommodation while preserving these fine period details can be a challenge. We find out about the listed building projects three developers have recently taken on in Edinburgh.

We identify some of the top premier properties advertised on [espc.com](http://espc.com), including an exceptional bespoke villa in Cammo and a B-listed Albany Street townhouse, offer advice for those looking to enter the buy-to-let market and catch up with the legendary musician and actress Barbara Dickson.

In this issue, we're also offering one lucky reader the chance to win an overnight stay for two at the newly opened Fingal, a luxury floating hotel in the historic Port of Leith. Launched in 2019, this luxurious ship would make a unique overnight getaway. Head to page 41 to find out more and how to enter!

Claire Flynn, Editor

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**espc** | **PREMIER LIVING**

COVER: Listed building development at 5 Melville Crescent by LBA  
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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](http://www.connectcommunications.co.uk)

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# PREMIER LIVING

## ABOUT OUR MAGAZINE...

**PREMIER** Living is the ultimate guide to homes and interiors in Edinburgh and East Lothian. Indulge in beautiful homes, design trends and luxurious shopping ideas as well as the latest news from ESPC.

The magazine is published twice a year – in spring/summer and autumn/winter, and we are now onto our 18th issue. Our circulation is 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 selected locations. If you would like to request a number of copies for your business, contact Premier Living on 0131 624 8872.



### A PREMIER PACKAGE

ESPC's Premier offering ensures that property at the higher end of the market gets the promotion that it needs. ESPC's strong local presence, established reputation and unrivalled marketing helps you gain maximum exposure for your high end property.

Plus, ESPC solicitor estate agents are able to handle every aspect of a property transaction, from the initial marketing to collecting your key – both the estate agency and legal aspects are handled by one firm, ensure your home selling process is as smooth as possible. Premier clients who sell through an ESPC agent also have the opportunity for their property to be featured in this bi-annual Premier Living magazine.

Find out more about ESPC Premier at [espc.com/premier](https://espc.com/premier)

## PRIZE DRAW WINNER

**IN** our last issue, we revealed details about a prize draw for one lucky reader to win a three course dinner and a cocktail as well as an overnight stay for two in The Principal Edinburgh George Street, Scottish Hotel of the Year 2017. We're absolutely delighted to announce that Claire Snape from Stoke on Trent is the winner of this fantastic prize. Congratulations Claire – we hope you enjoy your meal and overnight stay at The Principal!

In this issue, we have another fantastic prize to give away – an overnight stay at Fingal, a luxury floating hotel in the historic port of Leith. Launched in 2019, this luxurious ship is the perfect setting for a unique overnight getaway. Head to page 41 to find out more and how to enter.



# HOW IS THE PREMIER PROPERTY MARKET PERFORMING?



**THE** last six months of 2018 showed strong demand for premier properties in Edinburgh, the Lothians, Fife and the Borders, with an increase in sales volume and average selling prices, but a decrease in selling times.

From July to December 2018, there was a 19.2 per cent increase in sales volume compared to the previous year. The second half of 2018 also saw more premier properties coming to market with a 28.2 per cent increase in listings of properties over £500,000. This is positive news for those who wish to purchase a premier property, as fewer properties coming to market was limiting the market in recent years.

Land and Building Transaction Tax (LBTT) costs have been thought to have deterred premier property owners from selling in recent years, which has resulted in increasing competition for properties, meaning it has remained a sellers' market. It appears that concerns over the high costs of LBTT is becoming less of a barrier, with more people placing their properties on the market in the latter half of 2018.

The average selling price of premier properties rose by 2.1 per cent to £669,330 from July to December 2018 compared to the previous year. The median time to sell was 21 days, which was three days quicker than last year, and the average percentage of Home Report valuation achieved rose to 105.4 per cent compared to 104.5 per cent. Rising selling prices and shorter selling times indicate that, despite the increase in supply, the demand for premier properties in these areas remains strong.

In Edinburgh, the Lothians, Fife and the Borders, the areas which sold the greatest volume of premier properties were all located in the capital – West End, Newington, Blackhall and New Town.

Jamie Fraser-Davidson, Business Analyst at ESPC, said: "It was positive to see a year-on-year increase in the number of premier properties coming onto the market in the latter half of 2018. We've seen an increase in the number of lower value properties coming to market as well during this period, which is good news for buyers as the lack of supply of properties has been limiting the market in recent years.

"It's unsurprising to see West End selling the greatest volume of premier properties during the last six months of 2018. With stunning Victorian and Georgian flats and townhouses, and the amenities of the city centre on your doorstep, this area is very likely to remain a premier property hotspot."

**"It's unsurprising to see West End selling the greatest volume of premier properties during the last six months of 2018"**





# MUST VIEW

## Luxurious rural retreat

Boasting beautiful views over the East Lothian countryside, this five-bedroom house is set in the peaceful and idyllic hamlet of Fenton Barns. As well as spacious interiors and impressive grounds, the property features its own heated indoor swimming pool. With floor-to-ceiling windows, you can admire the beautiful outlook over the surrounding fields while enjoying your morning swim. The house offers tremendous potential for the next owners to transform it into the perfect countryside haven. An ideal retreat for a growing family, the

home is also ideal for those requiring equestrian facilities with three stables and an area which could be fenced off to create a paddock. Fenton Barns is just a ten-minute drive from the lovely seaside town of North Berwick and is also near the world-class golf courses dotted along the East Lothian coastline including Muirfield and Gullane.

📍 **Little Fenton, Fenton Barns, EH39 5AN. Offers over £1,295,000. Contact solicitor estate agent Lindsay on 0131 253 2327 or visit [espc.com](http://espc.com) with reference E399143. EPC rating: E**



## EXPERIENCE A CITY LIFE LESS ORDINARY

### SHOW APARTMENTS NOW OPEN



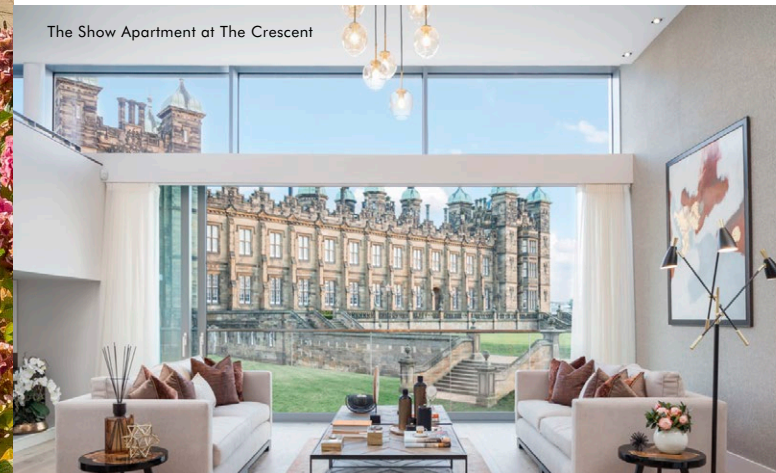
A selection of premium apartments set in an iconic world heritage location, just minutes from Edinburgh's Haymarket Station.

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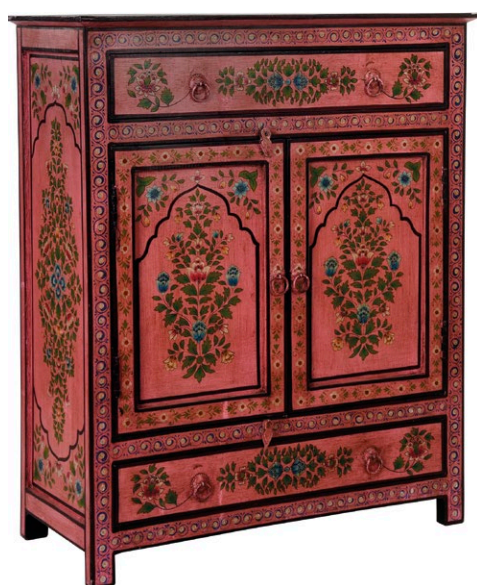
ESPC\_MAR19 Telephone calls within the British Isles will be charged at local rate. Telephone calls may divert to a mobile in which case call charges may vary. Calls may be recorded for training purposes. Please ask a CALA representative for further details. Prices correct at time of going to print. 5 stars awarded for customers' willingness to 'Recommend to a Friend' in findings of the survey undertaken by the Home Builders Federation 2017/18. The images shown are taken from the show apartments at The Crescent and feature fixtures, décor and soft furnishings, which are not fitted as standard in a CALA home. These are used to suggest possible finishes you could adopt in your own home and would be an additional cost.



# FLORAL FANCIES

Whether you opt for bold prints or more muted designs, floral patterns are the perfect way to add some colour and elegant style to your home

Lotus flower hand painted cabinet, Ian Snow Ltd, £760, [iansnow.com](http://iansnow.com)

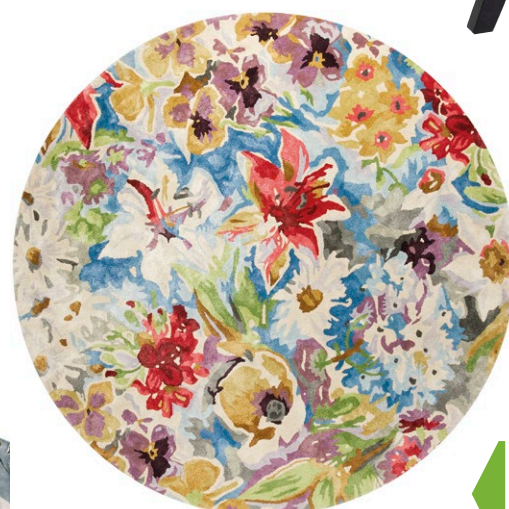


Wisteria wallpaper, Farrow & Ball, from £118, [farrow-ball.com](http://farrow-ball.com)

Flora dining chair, Sweetpea & Willow, £523, [sweetpeaandwillow.com](http://sweetpeaandwillow.com)



Duresta Amelia reading chair, Darlings of Chelsea, £1,916, [darlingsofchelsea.co.uk](http://darlingsofchelsea.co.uk)



Ligne pure blooming round rug, Modern Rugs, £1,120, [modern-rugs.co.uk](http://modern-rugs.co.uk)

## MARTIN & FROST

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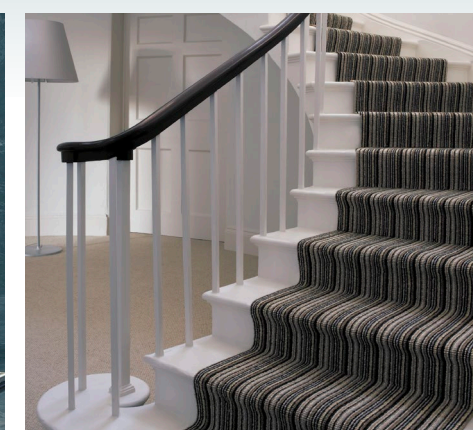
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# INDUSTRIAL REVOLUTION

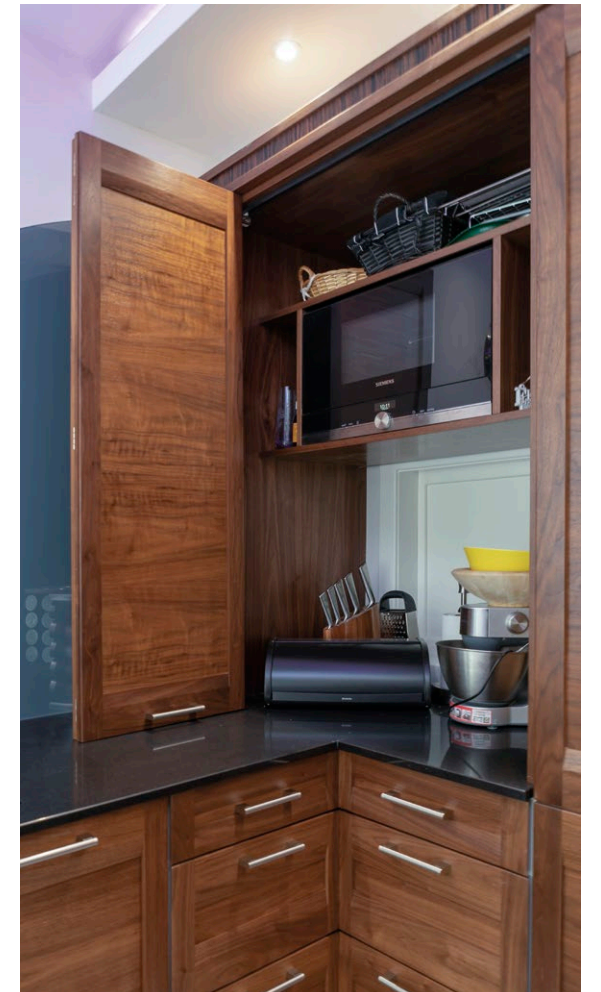
**CONTEMPORARY** kitchens have turned industrial this year with concrete-effect or rusty finishes becoming more and more popular. Louisa Forsyth, Senior Sales Designer at Kitchens International, said: "Modern kitchens tend to opt for concrete or industrial looking textures with matt worktops. These not only look great but are hard wearing and continually look good while withstanding the rigours of day-to-day family life. In terms of colour we are seeing warm grey tones married with dark timber being the preferred option."

The trend for a clean, minimalist look still abounds with concealed, easy access storage, such as long pull out drawers instead of cupboards, concealed walk-in larders and pocket doors to hide small appliances.

The biggest development in kitchen design for 2019 will be the technology and Wi-Fi control of appliances such as Alexa voice commands for lighting and appliances and/or the new Siemens Home Connect remote operation of appliances, allowing clients to switch on appliances far from their home.

👉 **Kitchens International** are award-winning kitchen designers based in Edinburgh. Find out more at [kitchensinternational.co.uk](http://kitchensinternational.co.uk)

From industrial looking textures to concealed storage, the experts at Kitchens International identify key trends for 2019

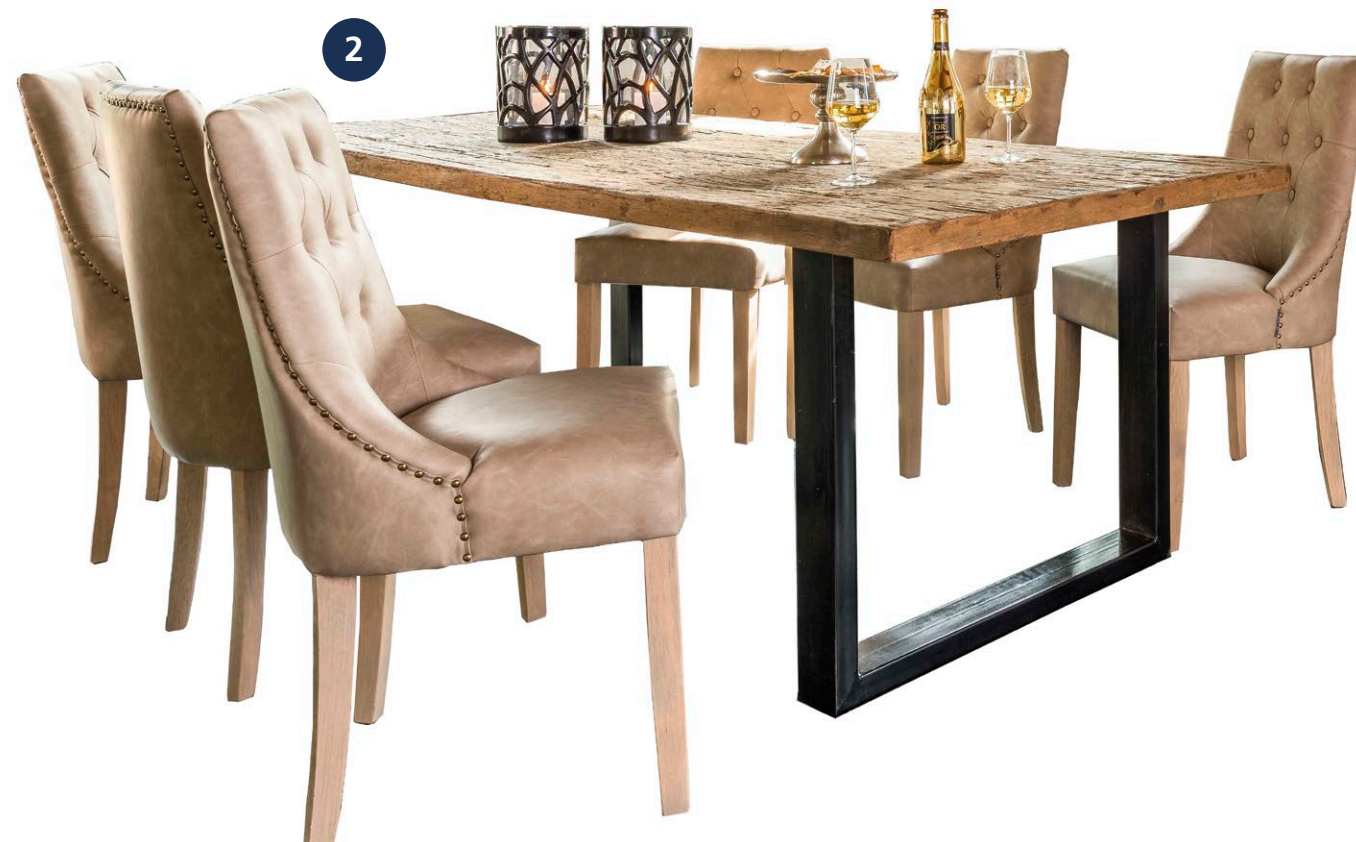


## GET THE INDUSTRIAL LOOK

1



2



3



4



**GET** the industrial look in your kitchen with these stunning pieces of furniture.

Concrete is a key material in the current industrial design trend – hard-wearing and resilient, it is practical as well as stylish. This **bar table (1)** is the perfect way to inject an industrial edge into your kitchen. **Perspective concrete bar table, Decoville, £1,099, [decoville.co.uk](http://decoville.co.uk)**

For those with open-plan kitchen and dining rooms, this **table (2)** would be a charming addition to the room. It contrasts a steel base with a reclaimed wood top, making for both a charming and contemporary feel. **Raffles reclaimed wood industrial dining table, Modish Living, from £1,170, [modishliving.co.uk](http://modishliving.co.uk)**

Home bars are at the top of wish lists for 2019 – it's a stylish addition to your home and will impress your guests. This **rolling bar cart and drinks trolley (3)** from Smithers of Stamford would add a decidedly vintage feel to any kitchen and could be used outside during the summer for al fresco drinks. **Industrial bar cart, Smithers of Stamford, £860, [smithersofstamford.com](http://smithersofstamford.com)**

The perfect complement to a kitchen island or bar table, these **bar stools (4)** are made up of a cast iron base with a sandblast antique waxed wood, creating a unique, rustic effect. **Henson counter stool, Arteriors, £687, [arteriorshome.com](http://arteriorshome.com)**



# KITCHEN CRAVINGS

The kitchen is most definitely the heart of the home in these properties



## Pencaitland House Pencaitland, EH34 5DL

This magnificent B-listed property is set amidst around one acre of mature gardens, grounds and woodlands. The property has been impressively upgraded and the bespoke kitchen is a particular highlight. Complete with an AGA cooker, it is filled with natural light thanks to French doors which offer direct access to the garden.

Offers over £795,000

Contact Simpson & Marwick: 0131 253 2171

ESPC ref: E402478 EPC rating: E

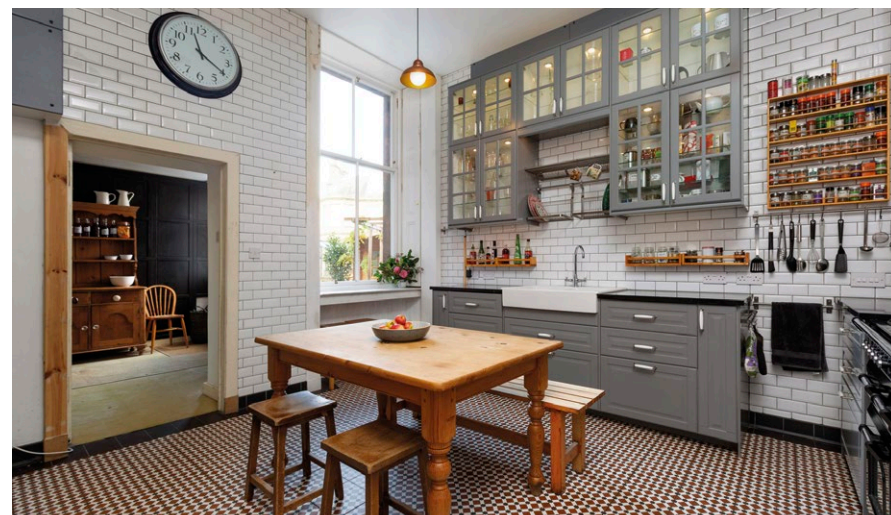
## 1 Gordon Crescent Newington, EH16 5QH

Bold and colourful are certainly two words that can be used to describe this impressive six bedroom terraced house in Newington. The spacious kitchen grabs attention with white tiles, grey units and sleek black worktops and appliances. And not forgetting the patterned floor, which adds a quirky element to the room.

Offers over £1,025,000

Contact Coulters: 0131 253 2215

ESPC ref: E400497 EPC rating: D



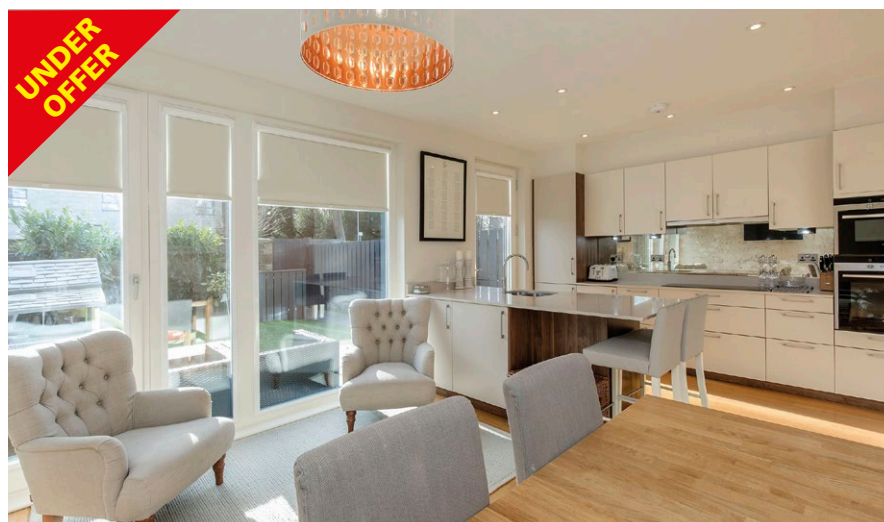
## 164 Whitehouse Loan Grange, EH9 2EZ

Positioned in an exclusive development in the highly desirable Grange conservation area, this three bedroom townhouse exudes modernity and style. The kitchen is evidence of this, with chic fitted white units and worktops, an open-plan layout, a lovely breakfast bar and direct access to the garden.

Offers over £750,000

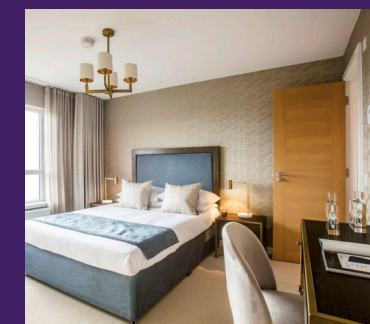
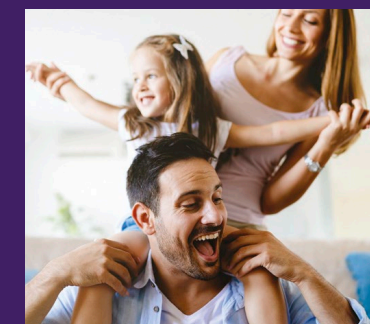
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The images shown are of typical Mactaggart & Mickel showhomes. The specification depicted may vary to other house styles at the above development. Some fixtures and fittings may not be included in the sale price, please ask Sales Consultant for full details. **Part Exchange** available on selected properties, terms and conditions apply, see website for full details.





# WELL CONNECTED COUNTRY LIVING



If you are looking for a stunning new home in the perfect location with easy transport links to the heart of vibrant Edinburgh. Westpoint Homes fabulous development Rosebery Grange, in the tranquil village of Dalmeny could be exactly what you are looking for.

Dalmeny is a thriving village within walking distance of South Queensferry where you will find an abundance of independent shops, bars and restaurants with a stunning backdrop of the famous Forth Bridges. As a location Dalmeny has it all, on your doorstep Scotland's finest Norman Church which for over 880 years has been a spiritual home for the people of Dalmeny. Furthermore, the train station is only a short 10 minute walk away with a regular service of only 20 minute journey time to the city centre, there is also a fantastic bus service every 20 minutes to Edinburgh.

Rosebery Grange is an exclusive development of fifteen bespoke, three four and five bedroom family homes and in keeping with Westpoint's hallmark for innovative design, each home offers an outstanding exterior incorporating Natural Tradstock buff stone and slate roof tiles to create an impressive design statement.

From the fifteen bespoke properties, remaining is a selection of stylish four bedroom homes. These properties have a welcoming entrance hall leading to an inviting open plan dining kitchen with French doors opening up to the garden perfect for alfresco dining in the summer, completing the ground floor is a large lounge and convenient WC. The upper floors feature family bathrooms alongside four double bedrooms, with the master and bedroom two boasting fitted wardrobes and impressive en-suites. The properties also include ample storage throughout and a car port or garage.

Kitchens include high specification cabinets and silestone worktops by Jackton Moor, together with quality integrated NEFF appliances. Bathroom fittings are by Hansgrohe and Vitra.

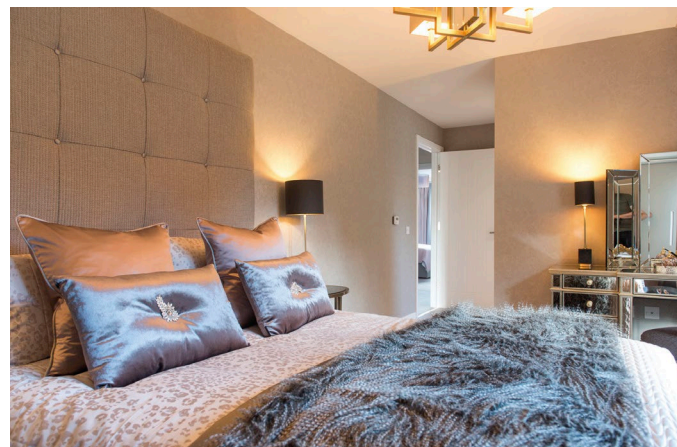
Caryl Speirs, Sales and Marketing Manager, Westpoint Homes, says: "The properties at Rosebery Grange are bespoke and quite different to any other new build homes. We've deliberately incorporated a lot of natural stone creating striking façades which set the tone for the overall development and combines traditional inspiration with a contemporary design."

"The connectivity is second to none as it's rare that a village of this size would have its own rail station along with easy access to all major motorway links making Rosebery Grange a tremendous attraction for commuters."

Prices at Rosebery Grange start from **£562,000** with selected plots ready for occupancy. This fantastic development allows clients to benefit from **part exchange and 95% mortgage**.

A sales office and show home are open Thursday to Monday from 11am until 5.30pm.

Further information is available by contacting **0800 587 0222** or visiting **www.westpointhomes.net**



# MOVE NOW WITH PART EXCHANGE\*



\*Please ask sales consultant for more information.

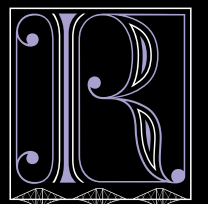
Rosebery Grange is an exclusive development of fifteen bespoke three, four and five bedroom homes, set in the picturesque village of Dalmeny, South Queensferry.

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ROSEBERY GRANGE  
DALMENY





Shiro House is a beautiful villa in Cammo, boasting immaculate interiors

**SHIRO** House is a bespoke villa hidden down a secluded cul-de-sac in the desirable suburb of Cammo to the north of Edinburgh – the five bedroom detached house offers a tranquil retreat from busy city life. Newly built a few years ago, it was designed by Colin Wong, a former National Kitchen Designer of the Year. Flooded with natural light, and boasting open living spaces with elegant décor, it would make a unique and luxurious family home.

It is immediately obvious upon entering the double height reception area that this property has been finished to an exemplary standard and with relaxation in mind. Fresh white walls and floors ensure the property appears bright and spacious, and cleverly contrast with the warm wood doors. The décor is deliberately kept minimalist throughout the property and the excellently proportioned living room showcases this. Featuring a wood-burning stove as the centrepiece, it offers an excellent space to relax at the end of the day.

The kitchen/dining room lies next to the living area. With chic white fitted units and countertops, it exudes the minimalist style present in the rest of the property. However, blue and purple lighting has been cleverly utilised to add soft touches of colour to the room, giving it a luxurious feel. With a large central island, ideally suited to preparing food or casual dining, and enough space for a formal dining



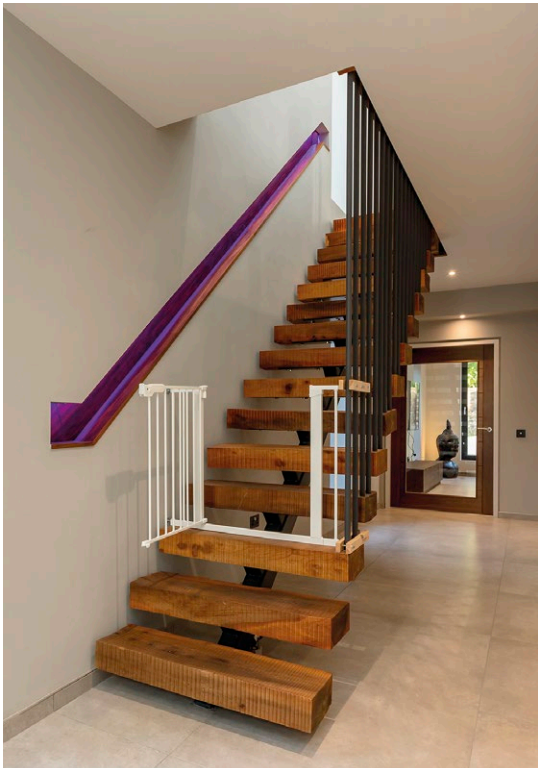
# BESPOKE TRANQUILLITY

table and chairs, it is a great spot for entertaining guests. It further features large glass sliding doors that offer direct access to the garden and patio area and fill the room with natural light.

A utility room with storage space, a shower room and bedroom (which could also be used as a study or separate dining room) complete the ground floor accommodation.

An elegant wooden staircase leads to the upper floor accommodation, lit by a purple light which stretches along the length of the bannister. The remaining four bedrooms are located on the upper floor. The master bedroom is particularly impressive, featuring both a dressing room and an en suite bathroom, with a stunning freestanding bath, and walk in shower. The guest suite is also incredibly stylish and spacious. As well as benefiting from a lovely en suite shower room, it offers direct access onto a roof terrace, which is

*Continued on page 20*



Clockwise from above: the wooden balustrade; master bedroom with wood burning stove; the wooden staircase features a purple light; the stove; exterior of Shiro House





Continued from page 18

perfect for al fresco drinks and dining.

The remaining two bedrooms boast excellent proportions and built in wardrobes. The upper level accommodation is completed by a family bathroom.

The property benefits from underfloor heating, a driveway and double garage with a workshop area. A secure walled rear garden surrounds the property, adding to the sense of privacy and seclusion. There are also beautiful landscaped gardens to the front of the property.

Cammo is a prestigious suburb located to the north of Edinburgh, just a 10-minute drive from the airport, and with excellent bus links to the city centre. The neighbouring area of Barnton offers a variety of local amenities and the property is also close to the extensive retail facilities available on Queensferry Road. For those who love the outdoors, there are lots of excellent walking and running routes along the River Almond, the Cammo Estate, Dalmeny Estate and Cramond Beach, and for avid golfers, there are several excellent courses in the area. It's an ideal property for families due to several excellent and easily accessible state and private schools nearby.

Shiro House would make an exceptionally unique and luxurious family home. Viewing is highly recommended.

🏠 **Shiro House, 108 Cammo Grove, Edinburgh, EH4 8HD. Offers over £999,000. For more information contact solicitor estate agent Balfour+Manson on 0131 253 2886 or visit [espc.com](http://espc.com) with reference E401253. EPC rating: B**



Clockwise from below: the deck area; the spacious kitchen; a stylish and modern shower room; the double garage



# lindsays

## Prenups - *not just* for the rich and famous

With the most popular season for weddings and civil partnerships nearly upon us, now is a great time to find out how a prenup (or postnup) could protect your assets

If you look up celebrity prenups on the internet, you'll find some jaw-dropping insights into just how rich some people are (and also how demanding they can be). These stories are fun, but they also obscure the fact that, in Scotland, prenups are increasingly used by 'civilians' (as the actress Liz Hurley reportedly described non-celebrities) as well.

**What is a prenup?** Prenuptial Agreements set out how couples' assets such as property would be divided if they split up. They're increasingly popular in Scotland

where people have built up assets before marriage or where they want to protect assets for children from a previous relationship.

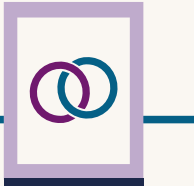
**Do they work?** Unlike in England and Wales, prenups are generally treated as legally binding in Scottish law if both parties understood the terms of the agreement and it was fair and reasonable.

**Are they a good idea?** They bring clarity about what will happen if the relationship doesn't last. They also bring peace of mind to other family members if they're worried about a new partner claiming someone's assets.

**Who are they good for?** Anyone who wants to ringfence

any assets they bring to the marriage or protect them for other family members.

**What if you don't have one?** It's also possible to make a *postnuptial* agreement. It's similar to a prenup but made after a wedding or civil partnership. Reasons for making one could include receiving a windfall, restructuring your business, or not having a prenup in place.



**Nina Taylor | Partner, Family Law**

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0131 229 1212

[lindsays.co.uk](http://lindsays.co.uk)



# PARISIAN PREDICTIONS

Jackie Fiskén from Ampersand Interiors reveals her predictions for 2019's top interior trends, inspired by her trip to Paris

**PARIS** in January is the perfect opportunity to preview the new interior launches and for me to put a finger in the wind for an indication of the prevailing trends for the year ahead. There are few better settings than Paris and this year the sun shone, the sky was blue, and the streets of Saint-Germain were festooned with hundreds of giant lampshades and furnished with giant chairs and sofas made from new fabric collections.

While the botanical trend broke back in 2017 (see the spring/summer 2017 issue of *Premier Living*) I must have been slightly ahead of the curve! It is still going strong and there is plenty of fabulously luxuriant design for you if you like the whole 'bringing the outside in' vibe. We have showcased the likes of de Gournay before and now Osborne & Little have brought out some amazing wallpapers in their 'Folium' collection such as 'Green Wall'. Inspired by the continuing boom in urban horticulture with living walls or green facades sprouting up (literally) everywhere, this stunning paper creates a similarly verdant atmosphere but for inside your home. A dark green base palette ensures it is hugely useable but the red and purple leaves provide bright pops, which create an element of contrast that adds interest to the design. Meanwhile 'Magnolia Frieze' and 'Trailing Orchid' bring the flowers to the fore with stunning large-scale decorative designs trailing downwards.

If you are up for something wilder – and if bringing the outdoors in means the beasts too – then Dutch company Moooi in collaboration with Arte from Belgium to produce their 'Museum of Extinct Animals' wall coverings. Having searched museums for archive drawings, they have introduced extinct animals from the dodo to the blushing sloth. While some are beautifully abstract and geometric such as that inspired by the skin of the dwarf rhino, our favourite has to be the

paper that includes all 10 extinct creatures resplendent in a suitably lush undergrowth. Not for the faint-hearted but a truly awesome statement in the right place.

Looking at colours, blush has been a popular choice for a while now and it was again very evident this year, along with coral, and is now also used in conjunction with brass in furniture. Brass has been increasingly used for handles and taps in bathrooms and kitchens and is now featuring heavily in furniture. Living Coral is being championed as the Pantone colour of the year and the new collections from Manuel Canovas such as 'Anna' showcase this colour to stunning effect. Use these delicately patterned fabrics with indulgently soft tones on brass-finished furniture or set off with a gilt mirror or light fitting for a fabulously luxurious yet elegant look.

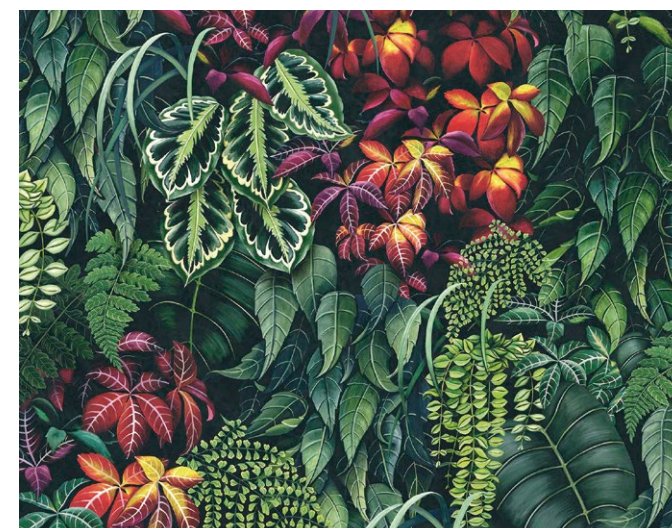
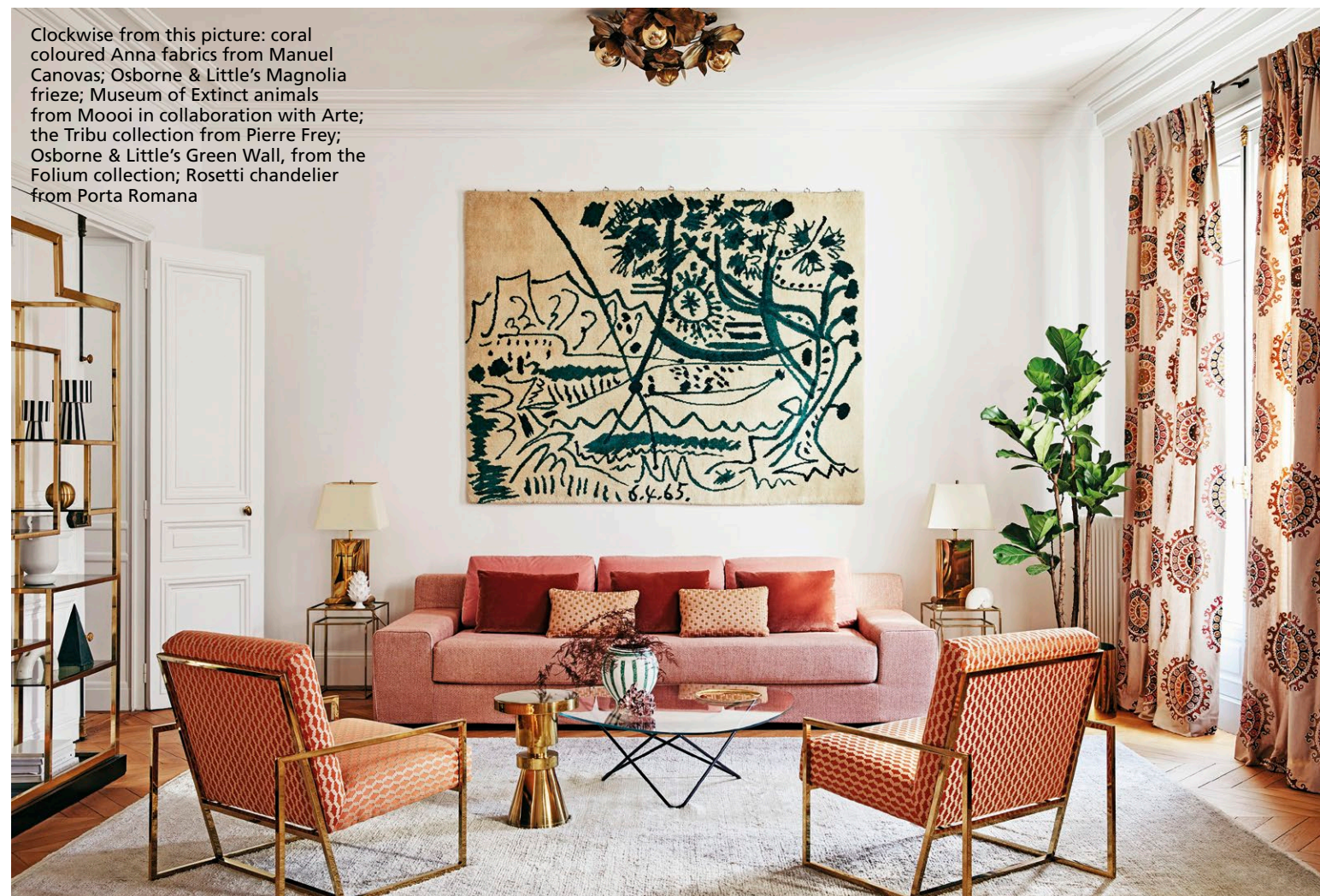
If you are looking to rekindle a bit of boho chic in a more sophisticated form, then the very evident ethnic trend will be for you. In particular I would point you towards the 'Tribu' collection from the always inventive house of Pierre Frey. Taking the non-figurative art of South Africa's N'debele people, the deliberately contrasting colours woven into its jacquards, embroideries and stripes will elevate an otherwise neutral scheme if introduced as cushions or throws. For a full-on punchy interior, combine this collection with quirky artefacts and set against a Farrow & Ball canvas of 'Vardo' or 'Stiffkey Blue' walls.

So, there is plenty for you to get your teeth into. As I always advise, pick up on the trends that appeal to you for inspiration and innovation, but always weave them into the threads of your own life. Your aim should be personality not simply product; style not fashion.



**Jackie Fiskén is Design Director of Ampersand. For more information and tips see [ampersandinteriors.co.uk](http://ampersandinteriors.co.uk)**

Clockwise from this picture: coral coloured Anna fabrics from Manuel Canovas; Osborne & Little's Magnolia frieze; Museum of Extinct animals from Moooi in collaboration with Arte; the Tribu collection from Pierre Frey; Osborne & Little's Green Wall, from the Folium collection; Rosetti chandelier from Porta Romana





# LIVING CORAL

Pantone's colour of the year is the perfect shade to brighten your interiors this season

PUNCHed coffee table, AnthologyFive, from £525, [anthologyfive.com](http://anthologyfive.com)



Foxcote armchair in saffron, Willow & Hall, from £789, [willowandhall.co.uk](http://willowandhall.co.uk)



Tasselled coral cushion, Beaumonde, £59, [beaumonde.co.uk](http://beaumonde.co.uk)



Thea double upholstered bed in coral, Sofa.com, £1,100, [sofa.com](http://sofa.com)



Darwin grand sofa (cotton linen blend hydrangea), Darlings of Chelsea, from £2,285, [darlingsofchelsea.co.uk](http://darlingsofchelsea.co.uk)



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0131 557 6634



Photography by ZAC and ZAC



# SPA BATHROOMS

Create your own personal haven of relaxation



There are few better ways to relax than a day spent at the spa. So why not bring the relaxation of a spa into your home by transforming your bathroom into your own personal oasis of tranquillity? Taking inspiration from your favourite spas will help you give your bathroom a thoroughly luxurious new look.

To achieve the look, colour is an important aspect. Neutral tones will provide a serene feel, so opt for off whites and greys. Keeping it simple and minimalistic is the key to relaxation. A great way to add colour without taking away from this serene atmosphere is to add greenery. Bathroom plants are the essential element to take relaxation to the next level and bring you closer to nature.

Showers might be seen as simply an essential part of the morning routine, but there's no reason why your shower can't be luxurious as well. The popularity of rainfall shower heads is ever-increasing and is the perfect way to get your bathroom one step closer to becoming your own personal spa.

The pièce de résistance of any spa bathroom is, of course, the tub that you will spend your evenings soaking in. If you are after the ultimate luxury feel, then consider installing an inset spa bath. Alternatively, freestanding baths have seen a rise in popularity in recent years and installing one would add elegant style to any bathroom. Whichever option you go for, a great accessory to complete the look is a wooden bath tray so that your

drink or book is easily accessible and your soak in the bath is as relaxing as can be.

Other finishing touches to evoke the spa bathroom style are fresh white linens, scented candles and luxury bath oils. Invest in some attractive storage items to keep these and other extra items out of sight to keep the room as clutter-free as possible. Plus, don't forget about music – bathroom fixtures often come with built-in bluetooth speakers so you can simply select a calming playlist on your phone.

Once you've created the perfect spa bathroom for you and your home, all you need to do is relax.

Above: Dusk freestanding bath, Water Baths of Ashbourne, £3,795, [waterbaths.co.uk](http://waterbaths.co.uk)

# BEAUTIFUL BATHS

These homes all feature luxurious bathtubs, perfect for an evening soak



## 3 Durham Road Duddingston, EH15 1NU

A former manse, this magnificent Victorian villa in the Edinburgh district of Duddingston dates back to 1892. The large contemporary bathroom is one of the many highlights of the property, boasting an abundance of space, a stunning central bath, twin basins and a particularly attractive walk-in shower area.

Offers over £790,000

Contact Simpson & Marwick: 0131 253 2171

ESPC ref: E402798 EPC rating: E

## 28 Douglas Crescent West End, EH12 5BA

Boasting a prime location in the West End of Edinburgh, this three bedroom Victorian main door flat features bright and spacious interiors. The recently renovated bathroom contrasts grey and white tones to create a serene atmosphere and features a walk-in shower, as well as a freestanding bath.

Offers over £695,000

Contact Hadden Rankin: 0131 253 2410

ESPC ref: E402222 EPC rating: C



## 130 Hepburn Gardens St Andrews, KY16 9LT

This modern and luxurious home is located in the historic and highly desirable town of St Andrews. The property boasts stunning interiors, but the master bedroom's en suite bathroom is particularly impressive. It comes complete with stylish tiling, a wet room and a beautiful bathtub.

Offers over £715,000

Contact Thorntons: 01334 862336

ESPC ref: E402827 EPC rating: C







Listed homes are highly desirable but what actually qualifies as a ‘listed’ building and can you bring them up to 21st century standards?

# ON THE LIST

IT’S not hard to see why listed homes are so desirable. Classic Victorian and Georgian architecture, traditional features such as cornicework and an interesting history are all enticing aspects for buyers. From country manse to historic townhouses, there is an incredible choice of listed homes in the east central Scotland area.

But what exactly does ‘listed’ mean? Well, in Scotland there are three categories of listed buildings – A, B and C.

Category A buildings are of national importance in terms of architecture or historical importance. A-listed homes can also be good examples of a particular period, style or building type (which have only been marginally altered).

Category B means a building which is of regional or more than local importance, or is a major example of some particular period, style or building type, which may have been altered.

Category C covers buildings of local

importance, lesser examples of any period, style or building type, as originally constructed or moderately altered, and simple, traditional buildings that group well with other listed buildings.

The attraction of purchasing a beautiful listed home is clear, but sometimes there can be concern about whether you will be able to renovate or alter it



to ensure it offers the contemporary living standards you desire.

You can make alterations to listed buildings, but you do need to contact your planning authority if the changes you plan to make may affect the character of the building and they can inform you if you need to apply for listed building consent.

In recent years, many developers have taken on projects in the capital to renovate listed buildings into luxury apartments, taking great care to maintain and restore the stunning original features while creating exceptionally stylish and modern accommodation.

Head to page 30 to find out about some of the recent projects that have taken place in the city in the last few years.

Plus, for anyone interested in buying a listed home, we’ve highlighted some of the best listed homes currently advertised on [espc.com](http://espc.com) on page 32.



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# TRANSFORMING

Transforming a historic listed building into contemporary homes while maintaining the original features is no easy feat – LBA, City & Country and Square and Crescent have recently undertaken listed building development projects in the capital



**5 MELVILLE CRESCENT BY LBA**  
Award-winning architecture firm LBA found balancing historic and modern architecture to be one of the most interesting aspects of this West End development.

**MELVILLE** Crescent is a remarkable A-listed property overlooking the bronze statue of Robert Viscount Melville. This project involved the sub-division and conversion of the historic townhouse into five luxury apartments.

Some of the most interesting conversations are when there are two opposing points of view. Blending historic and modern architecture is a delicate balance. The insertion of contemporary features, such as bespoke joinery, bathrooms, kitchens and innovative glazing details, sit beautifully alongside the building’s incredible original features, which were all carefully and sensitively restored, creating a harmonious architectural language between the old and the new.

Passionate about collaborative projects, LBA worked alongside Arusha Gallery and Catalog Interiors to ensure that the initial vision for the finished product was fully realised on completion and handover.

The development at 5 Melville Crescent was a finalist in the Best Renovation/ Conversion category at the 2018 Herald Property Awards for Scotland.



“We are passionate about breathing new life into the Playfair at Donaldson’s”

# HISTORY

**GUTHRIE GARDENS BY SQUARE AND CRESCENT**  
The renowned residential developer Square and Crescent, who specialises in the acquisition and development of Georgian and Victorian properties into luxury homes, is currently working on converting a historic B-listed property in Liberton into 30 apartments, as well as returning three A-listed townhouses in the New Town to their former grandeur.

**GUTHRIE** Gardens is situated just off Lasswade Road in the suburb of Liberton and features a mix of 30 refurbished apartments in a B-Listed building. This historic property was designed by AG Sydney Mitchell in 1885 after being commissioned by Dr Thomas Guthrie, the preacher and philanthropist who founded the Ragged School movement, providing food, clothing and education for poor children. Square and Crescent is now sensitively converting the building back into residential use while maintaining many of the original features. Square and Crescent is also retaining the original line of lime trees as well as hedges framing the house.

As well as Guthrie Gardens, Square and Crescent is also working on 32–36 Great King Street, in the heart of the New Town, which comprises three A-Listed town houses currently being returned to their former splendour in the form of luxury apartments.



**THE PLAYFAIR AT DONALDSON'S BY CITY & COUNTRY**  
When the award-winning heritage developer City & Country renovated the iconic Donaldson's building in the West End of Edinburgh, they knew they had to do the magnificent William Playfair-designed building justice.

**THE** Playfair at Donaldson's is an outstanding A-listed building of palatial elegance. With its majestic character and architectural heritage, it is recognised as one of the most important buildings in Edinburgh.

As custodians of such a building, City & Country's greatest consideration as a heritage developer has been to make sure that its restoration work does the building justice, returning it as closely as possible to the originally intended form.

To do this properly meant spending time researching all that is publicly available to fully understand the building's history. These extensive investigations allow a better understanding of

how it was originally constructed. This essential information informed City & Country's design and restoration methods.

Helen Moore, Managing Director of City & Country, explains: “Whilst we are passionate about breathing new life into the Playfair, we obviously have to make sure that any new plans provide truly long term viability. To do this, we have made sure that every part of the building will be brought back into beneficial use. For example, the basements have been converted into stylish studios and one-bedroom apartments; the turrets have been cleverly incorporated into apartments and provide a range of unique and functional spaces including studies, dressing rooms and bathrooms; whilst the lofts create magnificent apartments with private terraces.

“We’re very proud to say that The Playfair has already received four industry awards and we have been delighted with the feedback received so far from our new residents, stakeholders and the Edinburgh community.”



# LISTED LUXURY

With stunning traditional details and fascinating histories, these luxurious listed homes are brimming with charm and character



**Cranstoun House**  
Ford, EH37 5RF

This beautiful B-listed manse is positioned on the edge of the pretty Midlothian village of Ford, less than a 30-minute drive from the centre of Edinburgh. The owners have impressively upgraded the interiors, effortlessly blending the old with new. Plus, the property features extensive mature gardens with a lovely landscaped pond area.

Offers over £850,000  
Contact Urquharts Property: 0131 253 2328  
ESPC ref: E401740 EPC rating: F

**Summerfield House, 20 Sidegate**  
Haddington, EH41 4BZ

A charming 18th century Georgian house in the historic market town of Haddington, this B-listed property boasts grand interiors and lovely gardens. Originally the manse for St Mary's Church, the house is thought to be one of the first houses to be built in Sidegate, and it features a number of fine period details.

Offers over £790,000  
Contact Forsyth Solicitors: 01620 532662  
ESPC ref: E401801 EPC rating: E



**The Knowe, Erngath Road**  
Bo'ness, EH51 9EN

This B-listed house is positioned in the heart of a conservation area in the town of Bo'ness, which is perched on the banks of the Firth of Forth, and the property is equipped with a lookout turret to enjoy the spectacular views over the Forth. The six-bedroom detached house has a fascinating history and boasts impressive interiors.

Offers over £725,000  
Contact McEwan Fraser Legal: 0131 253 2263  
ESPC ref: E398859 EPC rating: E



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# NEW TOWN STYLE

**POSITIONED** in a prime location in Edinburgh's New Town, this B-listed townhouse is a stunning example of Georgian architecture. The property has been carefully upgraded to offer stylish and modern accommodation, while preserving the beautiful traditional features. Immaculately presented and within a short walk of the amenities of Princes Street and George Street, it is the ideal property for someone looking to purchase an exceptional home in the city centre.

The property offers bright and spacious accommodation, spread over three floors, with generous and well-proportioned rooms showcasing fine period details, including cornicework, fireplaces, flagstone flooring, window shutters, ornamental wrought iron balconies and sash and case windows. The property also features modern solid oak flooring, and there are three contemporary bathrooms and a bespoke kitchen. Several of the rooms also offer incredible views out over the city skyline and beyond to Fife.

Upon entering the main door property, you are greeted by a lovely and spacious vestibule with flagstone flooring. This leads through to an inner reception which features a traditional stone cantilevered staircase, leading to the upper floors. To the front of the ground floor, there is an elegant sitting room with a marble fireplace and two sash windows. To the rear, there is a guest double bedroom with fitted wardrobes, as well as a modern shower room and separate WC.

After walking up the beautiful, unique staircase to the first floor, you are greeted with a lovely open landing. There is an elegant drawing room on this level, which runs across the front of the property and features a stunning fireplace, south-facing sash and case windows and ornamental balconies.

A set of double doors leads from the drawing room into the bespoke kitchen, which is excellently proportioned and features lovely cabinetry, a central island, integrated appliances and a door leading through to a separate utility room with built-in storage.

This city centre townhouse seamlessly blends the traditional with the contemporary




Clockwise from above: the elegant sitting room with a marble fireplace; the traditional stone cantilevered staircase; the bespoke kitchen; the entrance vestibule; the drawing room; a contemporary bathroom; exterior of the townhouse; the fireplace

The second floor landing is filled with natural light thanks to a traditional cupola. On this level, there is a spacious master bedroom with gorgeous views over to Fife and a contemporary en suite bathroom, with a freestanding roll top bath. The two remaining bedrooms lie on this level to the front of the property and both feature built-in wardrobes. The second floor accommodation is completed by a modern family bathroom with a skylight.

The New Town of Edinburgh is a UNESCO World Heritage Site, boasting beautiful Georgian and Victorian buildings and an array of superb restaurants and shops. The amenities of the city centre are all within very easy reach, as are those of the cosmopolitan area of Stockbridge which borders the New Town. The green spaces of the Royal Botanic Gardens and Inverleith Park are within walking distance. Plus, the area benefits from excellent transport links to other parts of the city and further afield.

If you're looking for a property that allows you to make the most of city living, this stunning townhouse may be the right home for you.

 **6 Albany Street, Edinburgh, EH1 3QB. Offers over £1,050,000.**  
For more information contact solicitor estate agent Simpson & Marwick on 0131 253 2171 or visit [espc.com](http://espc.com) with reference E401677. EPC rating: D





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# URBAN|EDEN

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The other major attraction to this new neighbourhood, which is breathing life back into the quiet corner of the capital's east side, is the stunning range of contemporary luxury homes with prices starting from £190,000.

A modern take on Edinburgh's traditional colony communities, there's an interesting mix of contemporary homes full of character and individuality, ranging from one-bedroom courtyard apartments to maisonettes and townhouses, all designed with luxury living in mind.

The latest sales release includes our stunning 3 bed town house from £385,000. The three-storey townhouses are deceptively large, bright and spacious, cleverly designed for modern life with open-plan lounge and dining areas,

and designer kitchen with sliding doors that lead to outdoor private garden, and first floor terrace.

Luxury comes as standard with matt finish designer kitchens in a choice of urban neutral shades, Earthstone worktops and integrated appliances, including a dishwasher, oven, extractor hood, fridge freezer and utility space. Bathroom and en suite come fitted with stylish choices of tiles, sanitary wear and include heated towel rails and down lighter as standard.

Each townhouse has its own private landscaped courtyard with beautiful cedar-wood gates and fencing plus an outdoor first floor terrace with views of Arthur's Seat in the distance.

More information is available at:  
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# LEITH CREATIVES

The owners of Araminta Campbell, the Port of Leith distillery and Be Seated discuss why Leith is the perfect place to set up a creative and independent business

**THE** buzzing port district of Leith is home to some of the capital's top independent cafes and bars, as well as a selection of fantastic Michelin star restaurants. It's also a hub of creativity, design and innovation. We chatted to the owners of three Leith-based creative and innovative businesses to find out their reasons behind setting up in Leith.



## ARAMINTA CAMPBELL

Araminta Campbell is a luxury textile brand based on Ocean Drive, near the Royal Yacht Britannia and opposite the newly opened luxury floating hotel Fingal. The brand focuses on craftsmanship, provenance and creating authentic Scottish products. Their Signature range comprises of one-off handwoven products, created in their beautiful handweaving studio in Leith by one of their skilled handweavers. They are made from 100 per cent British Alpaca wool; it's not imported, it's all natural and none of it is dyed, which is very important to Araminta. She said: "These are really premium products – they are my paintings, they're all one-off artworks." The other key offering is Heritage, which is their bespoke tweed and



tartan design service. These can be commissioned by a range of people and businesses, from a private individual who wants something very small and bespoke, right up to a large hotel. Araminta has a fine art degree in embroidery and is self-taught in weave. The business came about through translating her artwork into design, rather than having a design idea and commercialising it. Araminta said: "It's much more from the artistic perspective. I still see myself as an artist – although it's design, it's from an art perspective." So, why choose Leith as the base for her studio? She said: "The initial reason was because I found a space available. It wasn't a decision to be in Leith specifically, although I knew I wanted to be in the north side of the city. I knew nothing about Leith but

once I got here, I absolutely loved it. The creative community down here has a lovely vibe to it and is a great place for my staff to work. There are a lot of other smaller companies around and we collaborate with a lot of them." Tradition is a key element of the brand, with the handweavers employing traditional techniques to create bespoke pieces for their clients. Araminta is therefore delighted with the studio space she has found in Leith "It's an old building with really high ceilings, cornicing and panelled windows. We didn't want to be in a really modern complex because that doesn't fit our brand – we're all about the tradition so it fits nicely with that. You walk in and you can tell the walls have a story." Find out more about Araminta Campbell at [aramintacampbell.co.uk](http://aramintacampbell.co.uk)

## THE PORT OF LEITH DISTILLERY

The Port of Leith Distillery will be the first vertical whisky distillery in Scotland and a major new landmark for Edinburgh, based right next to Ocean Terminal. The company behind this has also started producing Lind & Lime Gin at their Stillhouse, located on Tower Street in Leith, and produces Oloroso Sherry, which is being used to season their oak casks in Spain before they are filled with whisky in Scotland. Founders Ian Stirling and Paddy Fletcher grew up in Edinburgh but moved to London in their early twenties to pursue their careers. They were both massive whisky fans and had a desire to build a whisky distillery one day – they saw an opportunity in the fact that Edinburgh doesn't have one but attracts incredible number of tourists each year. The construction of the

distillery is set to start in March 2019. But why was Leith selected as the home of this new whisky landmark? Ian explained: "The initial idea was just Edinburgh because that's where we're from, but when we started to look at it, we discovered the incredible whisky heritage that there was in Leith. By some measures it could be described as one of the core centres of the Scottish whisky industry in the 20th century because Leith was lined with bonded warehouses where whisky producers would go and store their produce. It's also where many blenders operated, blending their whiskies for international sale and there were bottling lines handled here. Of course, as a port, lots of whisky was also exported from Leith. However, over the course of the 20th century, it all but disappeared as an industry from the area, so the idea of resurrecting it was very exciting for us." While the Port of Leith Distillery wants to

"bring a modern face to Scotch whisky", Ian acknowledges that when you're establishing a business in an area with so much history "it's impossible not to tell those stories." This is evident from a glance at their website, which evokes the modern aspects of the brand, while being imbued with tradition and history, from stories of Leith's whisky heritage to a map they've created with 24 different ships from throughout Leith's history. In terms of the modern day creativity and innovation in the area, Ian said "Leith is a great place to build a business because there's so many other businesses nearby. We work with a design company around the corner and we work with some awesome bars who've established themselves round here. It's been a really amazing area to work in." Find out more about The Port of Leith Distillery at [leithdistillery.com](http://leithdistillery.com)

Continued on page 40





Continued from page 39



BE SEATED

Based on Ferry Road, Be Seated manufactures upholstered furniture and do restoration work, specialising in mid-century pieces. They offer bespoke upholstery solutions for designers and private clients. The company is around 25 years old and has been based in Leith for 14-15 years.

Peter Holmes, an upholsterer and furniture maker with over 30 years' experience, took on Be Seated in 2000. He combines contemporary and traditional methods to create unique pieces for any living environment. Designs are tailored to the client's individual requirements – Peter said: "The comfort and ergonomics of a piece can vary from client to client, therefore I work closely with my clients to achieve the best possible result."

When asked about the decision to relocate Be Seated to Leith a decade into



its existence, Peter said: "I identified Leith as a good place to be based as it was a cheaper place for operations. You need a large space for furniture manufacturing and Leith is very cost-effective."

Access to the studio is also a positive – Peter commented: "We've got free parking here as opposed to in town so customers can spend time looking at fabrics and discussing the work without worrying about parking costs. It's also great that we've got a presence on a

main arterial road – people can see the furniture in the window when they're walking past or from their car."

While he says the area is "changing" in parts with the rise of new cafes and bars, he comments that's the district has been a hub of creativity for a long time, saying: "Leith has always had lots of creative businesses tucked away in the nooks and crannies."

[Find out more about Be Seated at \*\*beseated.co.uk\*\*](#)

The best new openings in Leith

The number of fantastic hotels, restaurants and bars in Leith just keeps growing. Here's our pick of the hottest new openings in Leith over the past 12 months.



**FINGAL**  
Launched in January 2019, it's no wonder Fingal has made the top of our list. Developed by The Royal Yacht Britannia, this luxury floating hotel in the historic Port of Leith was a former Northern Lighthouse Board ship, and now offers beautiful cabins, as well as The Lighthouse Bar for afternoon tea and a light evening supper plus a stunning ballroom, perfect for 60 guests.

With the highest specifications of craftsmanship and finish, nautical touches, polished woods and sumptuous Scottish leathers, this addition to Edinburgh's hotel scene would make for a unique and luxurious weekend getaway or a private event.



**THE LITTLE CHARTROOM**  
Opening on Albert Place last year, this charming little restaurant has been getting rave reviews from critics since then. Created by married couple Shaun McCarron (front of house) and Roberta Hall (chef who used to work at The Kitchen and later became head chef at Castle Terrace), the menu is refreshingly simple, with a choice of three starters, three mains and three desserts. It's the perfect place for your next dinner or lunch, but make sure to book a table well in advance.



**NAUTICUS**  
This Duke Street bar opened in the summer of 2018, and is the brainchild of Kyle Jamieson and Iain McPherson, who is co-owner of the city centre bars Panda & Sons and Hoot the Redeemer. The key focus of the bar is Scottish produce and celebrating the history and heritage of Leith. It's sourced almost 90 per cent of its menus from Scottish-made or Scottish-owned brands, and the bar stools are even upholstered in Harris Tweed. It's the ideal spot for evening drinks.



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# WILD AND FREE



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# GARDEN INSPIRATION

From climate change gardening to creating wildflower meadows, here are some of the garden trends set to dominate in 2019

**AS** the weather gets warmer, you may be looking to update the outdoor spaces of your home. Some of the leading designers from the Society of Garden Designers reveal what they expect the top gardening trends for 2019 to be, including the planting, landscape materials and design styles we can expect to see.

**HIDEAWAYS**

Demand for outdoor hideaways is increasing, whether they're to be used as teenage hangouts or simply as a relaxing space to get away from the house. From installing summerhouses to creating an outdoor seating area with firepits or even kitchens, this is a great way to add more space to your home. Karen Rogers thinks the interest in creating outdoor teenage hangouts will gain momentum in 2019. She normally designs them with secluded garden buildings or separate seating areas with outdoor fire pits or fireplaces. She said: "These spaces require clever screening from neighbours as well as good lighting and planting that absorbs as much noise as possible."

Joe Perkins adds that the trend for fire pits and outdoor kitchens will continue into 2019 as gardens are increasingly seen as the setting for shared experiences with friends and family.

**CLIMATE CHANGE GARDENING**

After early spring snowstorms and one of the hottest summers on record last year, it only makes sense that keen gardeners are looking to create gardens equipped to deal with the UK's ever-changing weather conditions. Sue Townsend has been creating ecological gardens to cope with extreme weather patterns. She advises using the right plants for the conditions of each garden, storing water and allowing excess water to be collected then dissipated through the soil.

Joe Perkins agrees and has been frequently designing planting schemes which are drought resistant. He's noticed clients are less inclined to use irrigation systems, as they feel it is more environmentally responsible to use plants which can fend for themselves.

**VIBRANT COLOUR**

There's been an increasing trend for using pops of colour to make statements inside the home, so it's only natural that this use of vibrant colour is making its way outdoors. Sue Townsend predicts sizzling jewel colours are set to make a return to gardens in 2019. Meanwhile, Barbara Samitier said: "Don't be surprised to see a shift towards orange and even yellow, which has taken a back seat in many gardens of late." Joe Perkins is seeing a trend in younger garden enthusiasts looking to style their outdoor space as they would their bedroom, using brightly coloured accessories and furniture. He advises that simplicity and repetition are the keys for success.

**GO WILD**

Expect to see a wilder and looser form of planting in 2019. Louise Harrison-Holland said: "This wilder style has been helped along by the increasing use of instant wildflower meadows. I see designers trying to recreate this look with a mix of herbaceous perennials and grasses that have a more permanent structure, helped by the increasing use of shrubs in planting borders." Louise thinks designers will work with a greater number of varieties of plant types to create a looser style. Lots of designers have been experimenting with wildflower and perennial meadows, and the good news is you don't need a large plot to incorporate them into your garden. Sue Townsend commented: "I've enjoyed creating small to medium-sized meadows



Clockwise from left: Sue Townsend's wild creations; more wild planting from Louise Harrison Holland; log walls can make a stylish statement while allowing wildlife to flourish and providing privacy; coloured furniture is becoming more popular; fire pits create a focal point; dahlias can introduce jewel-like colours to a garden

“This wilder style has been helped along by the increasing use of instant wildflower meadows”

in many of the gardens I have designed this year. The most exciting venture was sowing my first perennial meadow." While this can take a few years to establish, once it has, it will provide interest from April to late November with relatively little maintenance.

**LOG WALLS AND METAL LANDSCAPING**

If you're looking to add a stylish statement to your garden then Barbara Samitier recommends considering log walls: "They can act as a feature wall, a boundary or a screen while providing a necessary habitat for insects and a wide range of wildlife." She also predicts that we will see more metal in gardens. She has been designing metal arches and pergolas for many of her current projects, and has incorporated metal walkways, mirrored stainless steel and perforated Corten steel in her gardens for walls and pergola roofs.





# GLORIOUS GARDENS

These homes boast lovely and spacious gardens, providing the perfect place to spend sunny days



## East Garth, 1 Hill Road Gullane, EH31 2BE

Situated in the lovely East Lothian town of Gullane, close to sandy beaches and world-renowned golf courses, this property would make a delightful home. It is the lower conversion of an Arts and Crafts house, benefiting from its own private entrance which leads to beautiful private garden grounds and a secluded courtyard.

Offers over £585,000

Contact Gilson Gray: 01620 532 610

ESPC ref: E402810 EPC rating: E

## Westwood, 3 Newbattle Road Eskbank, EH22 3DA

A beautiful and spacious Victorian villa, Westwood is located in the peaceful village of Eskbank just ten miles from Edinburgh. The property is surrounded by immaculate gardens, which are fully enclosed and feature a summer house and a large paved patio area, which is perfect for al fresco dining or drinks during the summer.

Offers over £840,000

Contact Anderson Strathern: 0131 253 2732

ESPC ref: E396061 EPC rating: E



## 5 Harlaw Bank Balerno, EH14 7HR

This detached five bedroom Applecross house is located in the lovely suburb of Balerno, to the south-west of Edinburgh. Positioned in a semi-rural setting, the property benefits from extensive wraparound gardens. A perfect family home, you can definitely picture children playing outside in the garden on sunny afternoons.

Offers over £750,000

Contact Connell & Connell: 0131 253 2131

ESPC ref: E398054 EPC rating: C

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# LANDLORD LIFE

Nicky Lloyd, Head of ESPC Lettings, offers advice for those looking to enter the buy-to-let market

**2018** saw monthly rental rises across Edinburgh bringing the market to an all-time high. For those considering purchasing a buy-to-let property it's encouraging to hear that rent has grown in the capital for 32 consecutive quarters – that's eight years!

With the forecast for 2019 seeing a continued shift to more people looking to rent, the future of the buy-to-let market looks bright.

Purchasing a buy-to-let property is a big commitment and informed decisions are best made when you are equipped with as much information as possible.

## BUDGETING FOR A BUY-TO-LET PROPERTY

The process of purchasing a buy-to-let property is like buying a private home – you'll need to take many of the same budgetary requirements into account as when you bought your house – mortgages costs, deposit, legal fees and Land and Building Transaction Tax (LBTT). However, there are additional expenses to consider when purchasing a buy-to-let property such as additional taxes, management fees and costs to make your property rental ready.

## CHOOSING THE RIGHT AREA

It is also important to carefully consider where you're going to buy the property. Ultimately this is an investment, so you need to consider the yield and rental return to work out which area is going to provide the best financial result for you. Put yourself in the shoes of your target tenants and try to understand what it is they'll be looking for in the area they live in.

I've highlighted some of the popular rental areas in Edinburgh, which offer low void periods and good yields.

## STOCKBRIDGE

Thanks to a collection of lovely independent shops, restaurants and cafes,



The Stockbridge area of Edinburgh is very desirable

as well as a bustling weekly market, Stockbridge has long been one of the most desirable places to live in Edinburgh. It's an attraction for young professionals looking to rent, due to its proximity to the city centre and the green spaces located close by. Stockbridge is a great area for buy-to-let properties – a two-bedroom property offers a 5.1 per cent yield on average.

## NEWINGTON

Highly popular with students thanks to being close to Edinburgh University and not far from the city centre, Newington is another great area to purchase a rental property. It also benefits from a great selection of bars and restaurants. A two-bedroom property in Newington achieves an average 5.4 per cent yield.

## CORSTORPHINE

A little further out of the city, the lovely suburb of Corstorphine is a particularly attractive area for families looking to rent. Benefiting from quiet residential streets, supermarkets and shops, and easy access to the airport, it's another area to consider purchasing a buy-to-let property. The average yield on a two-bedroom property in Corstorphine is 6 per cent.

## SLATEFORD

Being located in between the city centre and the Heriot-Watt University campus in Riccarton means Slateford is a highly desirable area for both young professionals and students. A one-bedroom property in Slateford offers an average yield of 6.1 per cent.

## LEITH

Popular with students and young professionals alike, thanks to excellent bars, restaurants and shops around Leith Walk and the trendy Shore area, Leith is a great area in Edinburgh to invest in a buy-

to-let property. A one-bedroom property in Leith offers an average yield of 5 per cent.

## RESPONSIBILITIES OF A LANDLORD

Becoming a landlord means taking on responsibilities. You'll need to remember that renting out a property is like having your own business – you'll need to declare it for tax purposes, via an annual Self Assessment tax return.

There are other legalities you'll have to comply with too, which need assessments or certificates.

Current regulations include gas and electricity safety checks, smoke alarms, CO<sub>2</sub> detectors, legionnaires risk assessment, energy performance certificate and landlord registration.

Not complying with these, and other, regulations is illegal and could land you with a hefty fine (or worse). Make sure you're prepared to invest the time, energy and money to ensure you are always legally compliant.

## MORE THAN A BUY-TO-LET PARTNER

You may not know, but along with acting as your buy-to-let partner guiding you through all the steps of the buy-to-let process, ESPC Lettings also offer a fully managed property service. Once you have secured your buy-to-let property we can help advertise, secure tenants, ensure you are legally compliant as a landlord, produce legal documents and manage the property for you.



Our dedicated team of staff are committed to delivering excellent customer service and are happy to answer any questions you may have. Get in touch today on [landlord@espc.com](mailto:landlord@espc.com) or 0131 253 2847.

# STYLISH BUY-TO-LETS

These flats offer stylish décor and great locations, making them highly attractive to potential tenants



## 148-5 The Anchorage, Commercial Street, The Shore, EH6 6LB

Located in the trendy Shore area, this two bedroom flat would make a great buy-to-let property. As well as its position in a highly popular area for renters, the flat boasts exceptionally modern and stylish décor. The average rental yield of a two bedroom property in the EH6 postcode area is 4 per cent.

Offers over £220,000

Contact Boyd Property: 0131 253 2123

ESPC ref: E402553 EPC rating: E

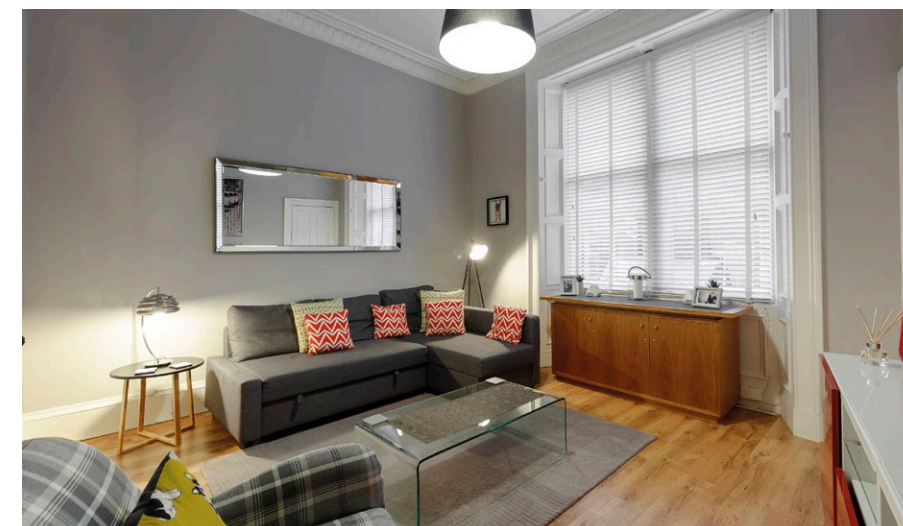
## 30/1 Roseneath Terrace Marchmont, EH9 1JW

Marchmont is a popular rental area for students and young professionals. Purchasing a rental property there generally means you'll have a wide pool of tenants to choose from. This one bedroom flat also offers bright and well-proportioned interiors. The average rental yield of a one bedroom property in the EH9 postcode area is 4.8 per cent.

Offers over £199,000

Contact Neilsons Solicitors and Estate Agents: 0131 253 2858

ESPC ref: E401132 EPC rating: D



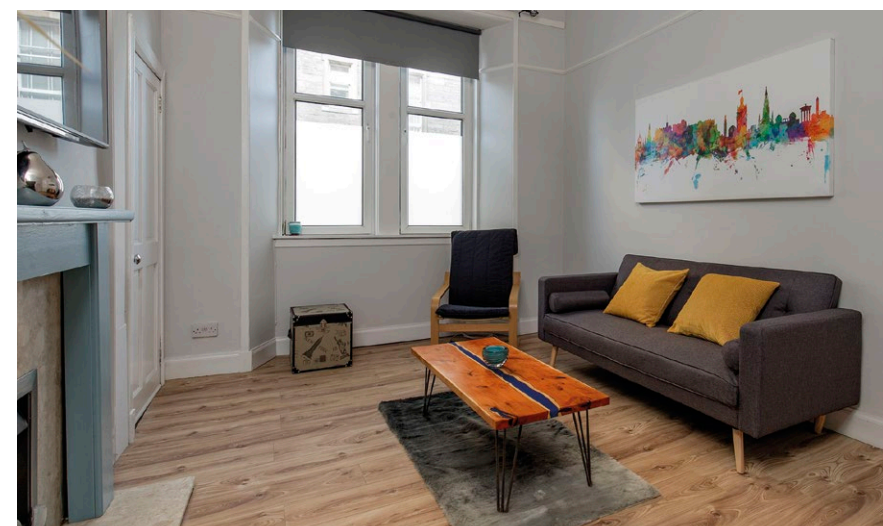
## 73/2 Angle Park Terrace Ardmillan, EH11 2JP

Set in an ideal location, which borders the popular districts of Slateford, Gorgie and Dalry, just a short bus journey from the city centre, this flat is sure to be popular with tenants. It features bright, airy rooms and simple but stylish décor. The average rental yield of a one bedroom flat in the EH11 postcode area is 5.4 per cent.

Offers over £150,000

Contact Blair Cadell: 0131 253 2338

ESPC ref: E403004 EPC rating: C





# ~ MY EDINBURGH ~

## BARBARA DICKSON OBE

The Dunfermline-born multi-million selling recording artist and Olivier Award-winning actress now lives in Edinburgh with her family. We caught up with her to find out about her favourite restaurants and music venues in the capital, and to chat about her incredible and varied career



**What do you like about living in Edinburgh, and is there anything in particular that drew you back to this part of Scotland?**

I wanted to return to Scotland, but I had to be sure my English husband would be happy here. Fortunately, he was thrilled to come to live in such a beautiful place and we have never regretted the decision.

**Do you have any favourite bars, restaurants or other places in the city?**

We don't eat out much as we tend to stay at home, but for family gatherings we like Wagamama and Loon Fung in Canonmills. We also visit the theatre quite a lot.

**What are your favourite music venues in the capital?**

I would love to play the Usher Hall again but I'm very fond of the Queen's Hall and I've played recently at the King's Theatre.

**Where was the first place you performed in Edinburgh?**

I can't actually remember! But probably the Waverley Bar or the Buffs on Albany Street...

**Who would you say your main musical influences are?**

My Scottish mentor is mainly Archie Fisher, but I was massively influenced by the Everly Brothers and James Taylor.

Above: the Usher Hall is somewhere Barbara would love to perform in again



PHOTOGRAPH: BRIAN ARIS

**You've had an incredible and varied career, with 17 Platinum and Gold albums and acting roles in theatre and television – what have been your personal career highlights?**

I always say they're still to come but having two Olivier Awards and an OBE bestowed by Her Majesty Queen Elizabeth are very special achievements to me.

**You released your latest album 'Through Line' last year, which features arrangements of some of your favourite songs with the Carducci String Quartet. Can you tell us more about it?**

It's a beautiful project and full of treasures. John O'Hara has gone a wonderful production job on it. It's very different and I like that!

**Have you got any other albums planned?**

Yes, this year I need to crack on with another studio album which I'll work on throughout 2019. It will be a mixture of original songs and folk material.

**You're currently on a UK-wide tour and recently played the King's Theatre in Edinburgh – do you have plans for any more live performances in the capital this year?**

I am going to share a couple of songs at a concert at the Edinburgh Festival with friends I used to perform with at folk bar Sandy Bell's on Forrest Road. 🍷

*Barbara's UK tour during February and March was the first with her full band since early 2017. Her album 'Through Line' is out now.*



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