

HOMES • INTERIORS • STYLE • EXPERT ADVICE • SHOPPING • LIVING

espc

PREMIER LIVING

AUTUMN/WINTER 2019



THE MAX FACTOR

Embrace maximalist style with bold colours and patterns



UK KITCHEN RETAILER OF THE YEAR 2019
UK KITCHEN SHOWROOM OF THE YEAR 2019



kitchens
INTERNATIONAL

THE ART OF KITCHEN

EDINBURGH SHOWROOMS

117 Dundas Street

New Town, EH3 5EF

0131 523 0477

Martin & Frost

4 Whitehill Rd

Fort Kinnaird, EH15 3HR

0131 337 3434

Aberdeen | Broxburn | Edinburgh
Glasgow | Tillicoultry

www.kitchensinternational.co.uk

Art for Everyone!

EAF2019

Be Original, Buy Original!

www.artedinburgh.com

Sponsored by

bto
solicitors

Edinburgh Art Fair

22nd - 24th November

Edinburgh Corn Exchange



Media Partner;

éspc | PREMIER LIVING



60 Galleries | Hundreds of Artists | Thousands of Artworks | Bar/Restaurant | Workshops | Crèche
Corn Exchange, New Market Road, EH14 1RJ | Open 11am Daily | Entry £5 / Con' £3, Under 16 Free

WELCOME



WELCOME to the autumn/winter 2019 edition of *Premier Living*. While minimalist style has reigned supreme for years, maximalism has now started to take its rightful place back in homes. In this issue, Jacqueline Fiskien from Ampersand Interiors advises how to utilise this bold and colourful trend effectively. And for those who prefer the simplicity of Scandi style, we look at New Nordic, a twist on this traditionally minimalist style with warmer and deeper colours.

If you're planning to update your kitchen soon, you're in luck. The experts at Kitchens International and Christopher Howard discuss recent projects in our 'American influence' and 'bespoke style' features to provide some inspiration. And if you have introduced open-plan spaces into your home but are looking for ways to add better privacy and separation between different areas, take a look at our feature on broken-plan living.

We also roundup some of the best premier properties advertised on espc.com, including a beautiful seven bedroom townhouse in Stockbridge, provide an update on the premier property market and catch up with David Greig, the Artistic Director of The Lyceum Theatre. And if that isn't enough, you can also enter this edition's fantastic prize draw to be in with a chance of winning some gorgeous jewellery from Sheila Fleet.

Claire Flynn, Editor

PREMIER NEWS

- 06 Premier Living news
- 07 Find out how much your home is worth

PREMIER LIVING

- 10 Velvet luxe
- 12 Get the max factor
- 14 Modern maximalism
- 18 New Nordic
- 20 Look north
- 26 American influence
- 30 Bespoke style
- 34 Broken-plan living
- 38 A family education
- 40 As seen on screen
- 44 Jo Malone: Poppy & Barley
- 45 Win beautiful Sheila Fleet jewellery
- 50 My Edinburgh: David Greig

ESPC PREMIER PROPERTY

- 08 Must view: Abbots Glen
- 22 Georgian grandeur
- 28 Heart of the home
- 32 Infinite space
- 36 In the zone
- 42 Hollywood homes
- 46 Cottage in the country
- 48 Market update

PREMIER LIVING NEWS

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 19th 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, the 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, ensuring 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's Premier offering at espc.com/premier

PRIZE DRAW WINNER

IN our last issue, we revealed details about a prize draw for one lucky reader to win an overnight stay, afternoon tea and a full Scottish breakfast for two on Fingal, a luxury floating hotel by the Royal Yacht Britannia. We're absolutely delighted to announce that Jennifer Shipston from Longniddry is the winner of this fantastic prize. Congratulations Jennifer – we hope you enjoy your stay on Fingal!

In this issue, we have another fantastic prize to give away to one of our readers. The winner of our latest *Premier Living* prize draw will receive some beautiful jewellery from Sheila Fleet. Based in Orkney, Sheila Fleet is one of Scotland's most renowned designer-makers of gold, silver and platinum jewellery. Head to page 45 to find out more...



FIND OUT HOW MUCH YOUR HOME IS WORTH

IF you're planning on selling your home, one of the first things you'll need to find out is how much your home is worth. ESPC is here to help with our free, no-obligation valuations service.

Simply fill in the short form at espc.com/valuations and you can choose which solicitor estate agents you would like to value your home. What makes this valuations service different from others is that you can choose which agent you would like based on what matters most to you in your home selling journey, whether that's achieving the highest selling price above Home Report valuation or selling your property quickly.

Depending on what matters most to you, we'll suggest ESPC solicitor estate agents that meet your requirements.

You can then select a maximum of ten agents who your details will be passed onto, and they will contact you regarding a valuation.

Why use an ESPC agent? Our recent independent market research proved that ESPC agents achieved 107 per cent of their Home Report valuation while non-ESPC agents achieved 104 per cent*. That three per cent could mean a lot of extra cash for you, just for choosing the right selling agent. Plus, ESPC agents offer expert local knowledge and can take care of the entire home selling process, ensuring it is as smooth and hassle-free as possible.

Find out how much your home is worth at espc.com/valuations

* Properties marketed through ESPC member firms and non-ESPC member firms (agents) throughout April 2018 were recorded. Their Home Report valuation was noted against their subsequent selling price as recorded by Registers of Scotland by end of November 2018. The evidence shows that the average percentage of the Home Report valuation price that was achieved by ESPC member firms was 107 per cent compared with 104 per cent for non-ESPC firms.

MUST VIEW

Abbots Glen

Abbots Glen is an impressive detached house, well positioned just a short distance from the centre of North Berwick. The property boasts exceptionally stunning views to the Firth of Forth, Craigleith and the Glen Golf Course. A decked seating area has been added to the back garden, offering the perfect spot to enjoy these incredible views.

The rear garden also has an attractive water feature, while the lovely front garden is mainly laid to lawn, with pretty borders and another seating area to enjoy the sunshine.

With five well-proportioned bedrooms, two of which benefit from en suites, the home is perfect for a growing family. The property also

has a fully fitted kitchen, bright and spacious living room, family room with direct access to the garden, modern bathroom and a double garage.

North Berwick is a highly desirable seaside town and ideal for those who require easy access to the capital, with regular and fast rail services to Edinburgh Waverley. It is also perfect for outdoor enthusiasts, with walking, running and cycling routes aplenty, along with numerous watersports on offer and not forgetting the world-class golf courses nearby.

📍 **Abbots Glen, Abbots Croft, North Berwick, EH39 5NG. Offers Over £795,000. Contact solicitor estate agent Paris Steele on 01620 532420 or visit espc.com with reference E405988. EPC rating: D**

MARTIN & FROST

FURNISHING HOMES SINCE 1895

EDINBURGH'S FINEST FURNITURE AND HOMEWARES DESTINATION



ercol
ENGLAND SINCE 1920

ERCOL FORLI Slim profiles, contemporary textures and plush fabrics with beautifully turned solid oak details.

SAVE 25% OFF RRP



INTERIOR DESIGN SERVICE



FLOORING DEPARTMENT



BATHROOMS

FURNITURE • BATHROOMS • INTERIOR DESIGN • HOMESTORE • CARPETS & FLOORING
CAFE • COOKSHOP • LINENS • CURTAINS • LIGHTING • GIFTS • GARDEN FURNITURE

Everything you desire for your home at the highest quality and competitive prices. From classic styles to contemporary designs for furniture throughout your home, plus a wide range of carpets, soft furnishings and stylish accessories.

4 WHITEHILL ROAD, FORT KINNAIRD, EDINBURGH EH15 3HR Tel: 0131 657 0820 martinandfrost.co.uk

OPENING HOURS: MON 10AM-8PM, TUES & WED 10AM-6PM, THURS 10AM-8PM, FRI & SAT 10AM-6PM, SUN 11AM-6PM

VELVET LUXE

Use statement velvet furniture and accessories to give your home a thoroughly luxurious feel

Luxe Daisy Taupe Velvet Dining Chair (pair), Modish Living, £545, modishliving.co.uk



Flora Dusty Pink Velvet Loveseat Sofa, Oliver Bonas, £595, oliverbonas.com

Bethan Gray Feather Collection Bed, Anthropologie, £2,098, anthropologie.com



Hampstead Square Velvet Footstool, The White Company, £750, whitecompany.com



Swoon Radley Large Three Seater Sofa in wildwood green velvet, John Lewis & Partners, £1,499, johnlewis.com



THE
CRESCENT

STAY AHEAD OF THE CURVE

BE THE ENVY OF EDINBURGH

APARTMENTS, DUPLEXES AND PENTHOUSES PRICES FROM £950,000



THE CRESCENT AT DONALDSON'S, EDINBURGH

★★★★★ 5 star customer service

CALA
HOMES

GET THE MAX FACTOR

Jacqueline Fiskien from
Ampersand Interiors loves
being bold

FROM a personal point of view I am delighted to see the return of more colourful, maximalist interiors. The grey trend of recent years can certainly be elegant but my heart has always been with colour, texture and design – it is simply more interesting. Embraced with gusto, you can create a home that is full of personality and individuality. So keep these simple tips in mind:

1. Wallpaper allows you to create a canvas – a base upon which to build up your layers of interest – and it is also one of the most effective ways to inject colour and pattern into your room. With the amazing range of wallcoverings currently available, the boldness of colour and scale of design you choose really is down to you. Heavily patterned and richly coloured traditional designs from William Morris and House of Hackney are very much on trend at the moment; verdant foliage and sweeping flora feature in the collections from our new favourite Mind the Gap; while Timorous Beasties and Susi Bellamy are unmatched in their visual impact. Move on from feature walls; it is the immersive, wrap-around effect of the pattern, colour or both that is your aim. If you're cautious, start in a small area such as a vestibule or loo, or use a heavily patterned paper but in a lighter colour palette or a simple design in a bolder colour.

2. The balance of a room is crucial as to whether a maximalist interior works. Once you have decided on your palette, select an accent colour to then pop up

throughout the room. For example, burnt orange curtains are a fabulous feature, but also ensure this colour appears throughout the scheme in cushions and accessories. This is what creates that sense of belonging; that the interior may be ornate but it is considered rather than random. Likewise, if you are showcasing a stunning piece of furniture (or those beautiful burnt orange curtains) at one end of the room avoid a lop-sided impression by having something equally interesting opposite.

3. Decide on the star of the show. Whether it is the drama of a bold, pictorial wallpaper, the jewel-like colours of a curtain fabric, a show-stopping piece of furniture, or luxuriously patterned rug, once you have your key piece it can be the foundation from which your choice of colours or pattern can spring. If you opt for a bold, bespoke statement wallpaper then echoing the colours in the gorgeous curtains gives cohesion to the scheme without one single element overwhelming the rest.

4. Group colours and themes. Be imaginative in combining different designs and textures but select a single common colour to create the ballast that makes them work together rather than fight. A random assortment of even beautiful bits and bobs still looks arbitrary, but a collection of green curios, or of black and white prints and drawings, looks considered without appearing overly curated. Alternatively, a kaleidoscope of colours, perhaps in a throng of eye-

“Be imaginative in combining different designs and textures but select a single common colour to ... make them work together”

This picture: BYOBU Metallic Edition wallpaper by Mind the Gap. All other images show examples of work by Ampersand Interiors



catching cushions, will equally hang together if they have a common thread through their texture or pattern.

5. Finally, go with what you love. If you are true to yourself it is far more likely that the end result will work and reflect your personality as opposed to feeling like an elaborately staged confection. If you lean towards a core colour palette or design as most people do, use that as your starting point and run with it. If you love that gilt palm tree lamp, place it centre-stage and partner it with a wonderful palm tree or tropical wallpaper – it will be amazing!

The key is to embrace the joy and exuberance of colour and pattern but to do so with a plan in mind.



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



MODERN MAXIMALISM

An exciting arrival for the colder months is the saturated hues of orange and red which will bring warmth to any space

A celebration of contemporary design, here colour takes centre stage as it is embraced across all surfaces. Layering plaster pinks adds depth to the rich reds whilst inky blues and soft greens add a pop of colour clash for perfect discord.

For the bold and expressive, this colour palette works exceptionally well in entertaining spaces mixed with smooth velvets, natural wood and

metallic finishes. Shape and pattern give this look a framework, a mixture of tessellating shapes and perfect straight lines are gently challenged by smooth lozenges and perfect spheres.

The Home Design team at John Lewis & Partners, Edinburgh give some inspiration on how to create the look in your own home.



John Lewis + Swoon Raine Bar Trolley,
£449



The Little Greene Baked
Cherry Intelligent Eggshell



The Little Greene Bronze
Red Intelligent Eggshell



The Little Greene Royal Navy
Absolute Matt Emulsion



Tom Dixon Tank
Lowball Glasses,
Set of 2, £65



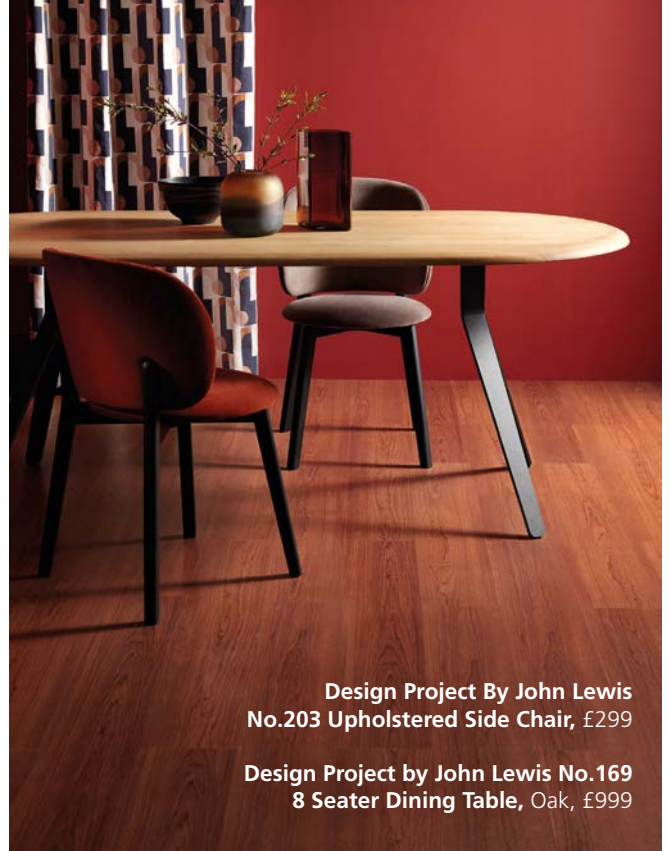
John Lewis & Partners
Cotton Velvet Cushion,
Navy, £25

“Modern Maximalism is a brilliant trend to take inspiration from if you wish to transform your home into an exciting and contemporary space. This bold and expressive look is a celebration of individuality and colour.”

Ola Kargul
Partner & Home Design Stylist, John Lewis & Partners



- John Lewis & Partners Pillow Bedstead, 135c, £599**
- Design Project No.210 3 Tier Lamp, £175**
- House by John Lewis Rayna Terrazzo Small Side Table, £69**
- Washed Cotton Throw, Auburn, 250 x 260, £80**
- Washed Cotton Throw, Plaster, 250 x 260, £80**
- Design Project No.019 Decor Bedspread, Night Sky, 150 x 200, £65**
- Washed Linen Standard Pillowcase, Burnt Orange, £15**
- Washed Linen Standard Duvet Cover, Double, Burnt Orange, £60**
- Washed Linen Fitted Sheet, Double, Burnt Orange, £50**



- Design Project By John Lewis No.203 Upholstered Side Chair, £299**
- Design Project by John Lewis No.169 8 Seater Dining Table, Oak, £999**



Design Project by John Lewis No.318 Side Table, Black, £199

John Lewis & Partners Matinee 10 Light Ceiling Hoop, £295



John Lewis & Partners Impressions Bold Platter Multi, £18

All items are available to purchase from John Lewis & Partners, Edinburgh

Lethington Gardens – *the* place to be in Haddington

Choose from a selection of stunning 3, 4 and 5-bedroom homes.

You're looking for a new home – somewhere special and beautifully-designed. You want a NEW home, not just new to you.

There are many reasons to buy new, especially if you're not into DIY. New properties are immaculate, and everything is fresh 'out of the box' – including well-planned kitchen and bathrooms.

New homes are sold at a fixed price, so it's nice to have that certainty when you're aiming to secure your dream property.



*Enjoy 5-Star
Customer
Satisfaction*



07973 911 280

macmic.co.uk



MACTAGGART
& MICKEL



Stunning 3, 4 and
5-bedroom new homes.

Prices from £277,500

Move stress free with
Part Exchange*



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. Prices and details correct at time of going to print. * **Part Exchange** available on selected properties, terms and conditions apply, please see website for full details.

Delivering the best to you since 1925

NEW NORDIC

SCANDINAVIAN design or 'Scandi style' has been one of the most popular trends since its emergence in the 1930s and is known for its neutral colours and simplicity. However, a new twist on the minimalist style has emerged recently in the form of 'new Nordic'. With bold colours, statement furniture and textured accessories, new Nordic combines nature and aesthetics to truly bring the home to life.

New Nordic design is all about colour. While traditional Scandi style is defined by minimalist colours, in new Nordic, the colour palette has evolved and bolder hues are now being used to add warmth to spaces. From burnt oranges and blush pinks to darker, earthier colours such as deep blues and forest greens, these colours are inspired by nature and Nordic winter landscapes. The deep and muted tones add just the right amount of colour to Scandinavian homes, while keeping spaces stylish and clean.

Jennifer Wilson, a stylist from Edinburgh's local Danish design company

Bring Hygge into your home with this twist on Scandi style

Bo Concept, shared her thoughts on the changing trends in Scandi style: "We have definitely seen a shift in what we understand as Scandi style. As the trend grows in popularity, the style deepens. Colour and materials become darker. Tones of blue, green, light caramel and dusty rose are must-have colours."

In all Scandi furniture, comfort is key. Designs are practical and usually crafted from natural materials. For example, wood has always been a popular furniture choice in Scandi style homes. White pine and beechwood are favourites for new Nordic style as these lighter woods complement the darker, moodier colour palette. Rustic looks of brass and soft leather furnishings offer

essential style, comfort and functionality and dark statement pieces add character and wintry vibes to Scandi rooms.

As colours deepen and furniture makes a statement, the final twist in new Nordic design comes from accessories. From textured throws to a mix of ceramic, wooden and silver décor, many new Nordic accessories are inspired by nature. Raw materials such as sheepskin, wool and mohair are often used for cushions, throws and rugs, and layering these textures creates a warm and cosy atmosphere. Geometric prints are becoming increasingly popular for carpets and rugs, and houseplants are great for adding a natural living element of beauty and colour.

Filled with Hygge (the Scandinavian term meaning 'art of cosiness'), new Nordic is the perfect balance of bold colour, warm textures and natural materials, without losing the timeless key elements of beauty and simplicity from traditional Scandinavian style.



Mezzo corner sofa with lounging unit, Bo Concept, from £3,029, boconcept.com

AMPERSAND

INTERIOR DESIGN STUDIO

AMPERSANDINTERIORS.CO.UK
73 DUBLIN STREET, EDINBURGH
0131 557 6634



LOOK NORTH

Scandi style has always been in fashion.
Check out these products from leading designers

Fried Egg Chair in pale rose by Warm Nordic, £2,700, moletamunro.com



Iota Blanket by Skagerak, £199, skandium.com



Dot Cushion Soft by Hay Studio, £69, nest.co.uk



Suspence Pendant Lamp by Fritz Hansen Lighting, from £376, skandium.com



Osaka Sofa in turquoise Bo Concept, £2,425, boconcept.com



FROM
DENMARK.
TO THE
WORLD.



LIKE YOU, WE LOVE NEW

So, head to our BoConcept stores in Glasgow and Edinburgh and explore all new Danish designs for every room; experience the feel of Italian fabrics and pick up our new catalogue - 164 pages of home inspiration - curated for you.

DANISH DESIGN SINCE 1952 | [BOCONCEPT.COM](https://www.boconcept.com)
ROSE STREET, EDINBURGH. 0131 226 6367
BUCHANAN GALLERIES, GLASGOW. 0141 341 4920
PRINCES SQUARE, GLASGOW. 0141 341 4920
NEW GLASGOW STORE COMING SOON

BoConcept



GEORGIAN GRANDEUR

This beautiful townhouse is positioned on one of Edinburgh's historic crescents in Stockbridge

THIS seven-bedroom townhouse in the highly desirable area of Stockbridge is a rare find. The current owner purchased the property more than 50 years ago and has upgraded the home significantly. It offers a delightfully bright and spacious home for families and is brimming with beautiful, traditional features.

John was a student of architecture at Edinburgh College of Art when he bought the townhouse on St Bernard's Crescent from his landlord. Stockbridge has since become exceedingly popular and one of Edinburgh's most desirable locations. However, John said the purchase involved "no initiative" on his part – he simply felt the property was being advertised at a very reasonable price.

As a student of architecture, it's no surprise that John loved the building and it's partly what attracted him to it. However, he admits that when he initially purchased the property it was in "an unbelievably poor decorative

state", adding "every room had anaglypta wallpaper and we spent an amazing amount of time updating it."

That time spent was well worth it – every room in the property is decorated to a high standard, which serves to emphasise the light, space and grand proportions of each room. The beautiful staircase has been restored to its original stone splendour, after John stripped away several coats of paint which covered it previously. This staircase is also flooded with natural light thanks to a stunning cupola.

The extensive accommodation is spread across four floors. Entering on the ground floor, there is a large front vestibule with an original flagstone floor. The spacious reception room boasts a rosewood and oak floor and has two south-facing windows set between three fluted full-height carved stone Doric columns, which support the first floor projecting stone balcony.

Taking the cantilevered staircase to the next floor, you find a lovely drawing



Anti-clockwise from right: The owner uses this room as a study; the drawing room features detailed cornicework; three windows offer access to a stone balcony; St Bernard's Crescent is a historic street in Stockbridge





“The townhouse boasts an enviable position on the west side of the historic St Bernard’s Crescent, just a short walk from the various shops and eateries of Stockbridge”

room, spread across the full width of the house. It features a period fireplace, detailed cornice work and a solid teak floor. Three large windows provide access to the stone balcony at the front of the house. This level also houses the master bedroom, which features a walk-in wardrobe and a large en suite bathroom.

The uppermost floor has three of the seven double bedrooms, as well as a useful box room. The remaining bedrooms are located on the garden level, which is also where the exceptionally spacious and stylish kitchen can be found. The kitchen retains the three original stone niches in the west wall, which are now used for open storage. A door leads from the kitchen to the garden room, which could be used as a reading room, playroom or studio space.

A walled garden stretches out from the back of the property, laid with flagstone

paths, flower beds and a central lawn. John also installed an open-fronted ‘sitooterie’ which catches the evening sun in the summer and is the perfect place to read a book or enjoy a drink outside. It has been installed with waterproof electrical sockets for lighting and water supply for a small sink.

The townhouse boasts an enviable position on the west side of the historic St Bernard’s Crescent, just a short walk from the various shops and eateries of Stockbridge, and within walking distance of the city centre. There are plenty of vast green spaces nearby to allow you to escape the bustling city, including Inverleith Park and the Royal Botanic Gardens.

📍 **3 St Bernard’s Crescent, Stockbridge, EH4 1NR. Offers Over £1,950,000. Contact solicitor estate agent Simpson & Marwick on 0131 253 2171 or visit espc.com with reference E408778. EPC rating: D**

Clockwise from this picture: the kitchen has a flagstone floor; the cupola; the staircase; the walled garden; one of the seven bedrooms; one of the bathrooms; a useful utility room





lindsays

Good housekeeping means making a *Will*

Having a Will can help to safeguard your home and your loved ones if disaster strikes

We don't want to rain on your parade if you're buying a property, but you do need to think about a few unwelcome scenarios – beyond bills and bad neighbours.

One of these scenarios is what would happen if you died.

The risks of having no Will

If this happens and you don't have a Will, the consequences for your loved ones could be difficult, to say the least.

That's because Scotland has rigid laws about who inherits property when someone dies intestate (ie, without a Will), and these may not suit your own situation.

For example,

- Spouses and civil partners inherit the matrimonial home in most cases, but cohabitants don't have an automatic right to inherit. So your partner may not be able to stay in the property
- A surviving spouse's right to inherit may be problematic if you have a blended family or are starting a new relationship. Your children or new partner could miss out on an inheritance you wanted them to have

- With no Will, your estate could face legal disputes and additional fees – adding to the pain of bereavement.

In contrast, a Will can provide protection and certainty, and ensure your loved ones are looked after. And what if you already have a Will? Buying a property is certainly a time to review it, especially if it coincides with the start or end of a relationship.



Lynsey Kerr | Partner
Private Client services

lynseykerr@lindsays.co.uk
0131 229 1212



Fiona Mercer of Kitchens International reveals how she was inspired to design this statement room

CREATING a kitchen that would combine both classic design elements with highly contemporary furniture was a dream for Kitchen's International's Designer Fiona Mercer. With a love of New York State houses, especially those in the Hamptons, Fiona drew on these designs as inspiration for this large family kitchen. The client loves to cook and entertain, regularly hosting dinner parties for 10 to 12 people, so Fiona had to design different areas for cooking, dining and relaxing.

Originally the client wanted to build an entirely new house, but after running into unexpected issues they decided to transform their existing kitchen into an open-plan, state-of-the-art space that met all their demands. Fiona said: "We worked closely with the client from the beginning, looking at everything from the size and shape of the room to the best design layout. The kitchen was about making a real statement which would be the main focus of the house, incorporating the highest quality finishes and equipment, which made the design both interesting, challenging and satisfying."



AMERICAN INFLUENCE

Housed in a new three by nine-and-a-half-metre extension, incorporating the existing kitchen and dining room, the new kitchen was a large open-plan space filled with light from large glass windows and doors. With a desire for a rough industrial look, brick detailing was included and the Timothy Oulton bar stools were wrapped in sheets of industrial metal.

Stoneham kitchens were employed to manufacture the kitchen, with special corncicing and curved panels to exude elegance. Painted in Thunder Grey and Dove Grey, the cabinets were complemented by large Sub Zero appliances, notably a wine cooler, fridge, freezer, warming drawer, hobs and ovens.

Given that the kitchen has a unique design, special bespoke units were created to house all the appliances. Fiona also designed an office area in the kitchen with a filing system and pull-out table

top, as well as a ceiling feature to bring additional light over the cooking area.

To give the client hidden storage, Fiona created two slide back units with additional worktop space inside. This meant that items such as food processors that needed to be permanently plugged in could be hidden away.

The clients were not prepared for the final look – they describe it as "having a real wow factor" and "absolutely stunning" and couldn't be happier with it. The new kitchen allows for endless entertaining with ease, as well as being a very comfortable everyday family kitchen for the couple and their teenage children.

A design like this is what singles Kitchens International out from the crowd and earns them accolades such as Kitchen Retailer of the Year 2019. Even Fiona, the designer, is thrilled at how well this contemporary kitchen works.

kitchensinternational.co.uk



“The kitchen incorporates the highest quality finishes and equipment, making the design both interesting, challenging and satisfying”



HEART OF THE HOME

These fantastic properties all feature beautiful kitchens



The Old Mill, 3 Waughton Steading East Linton, EH40 3DY

Bright and spacious, the attractive kitchen of this four bedroom property is filled with natural light. The beautiful duck egg blue units add a soft touch of colour to the room and are tastefully paired with oak worktops, while the patio doors lead out to the courtyard, making it the perfect location for outside dining.

Offers Over £570,000

Contact Simpson & Marwick: 01620 532654

ESPC ref: E410446 EPC rating: D

1 Coulter Crescent Liberton, EH16 6DZ

This bright and spacious kitchen offers open-plan living and is filled with natural light, much like the rest of this five-bedroom property. Beautifully presented with modern worktops and a minimalist style, the kitchen is both modern and stylish. Adjacent to the property's large dining area, this kitchen is ideal for casual dining and socialising.

Offers Over £645,000

Contact Coulters: 0131 253 2215

ESPC ref: E407110 EPC rating: B



1 Pilmuir Grove Balerno, EH14 7FD

The incredibly stylish kitchen is the heart of this modern family home in the popular village of Balerno, positioned south-west of the city centre. The impressive dining kitchen boasts bold red walls which contrast effectively with sleek white units and stainless steel integrated appliances. It also offers direct access to the garden.

Offers Over £620,000

Contact Campbell Smith: 0131 253 2560

ESPC ref: E410406 EPC rating: C



CHRISTOPHERHOWARD



SCOTTISH DESIGN AND MANUFACTURE AT ITS FINEST

Call us or visit us at

17 North West Circus Place
Edinburgh EH3 6SX
0131 226 2255

9 Rosebery Place
Gullane EH31 2AN
01620 842741

www.christopherhoward.com

info@christopherhoward.com



RANGE
COOKERS

EDINBURGH & LOTHIAN DEALERS

BESPOKE STYLE

Zesty orange accents make an impact in a stylish and contemporary space

CHRISTOPHER Howard's client was building a new extension to their traditional stone-built property. The extension was designed to flood the house with light through double bi-fold doors and roof cupolas. They were looking for a bespoke kitchen to form part of a kitchen/diner/family room combining style with functionality, complete with good sized appliances and storage.

DESIGN

They chose cabinetry in deep blue which contrasts to great effect with the gleaming white work surfaces and Everhot range cooker. This is all complemented by soft grey cabinetry at the peninsula and entertainment piece. The smart layout and American style fridge freezer

provide bags of storage for a truly functional kitchen space. The 90mm deep worktops on the peninsula give a modern feel to the traditionally made cabinets and make a bold statement at the seated area. The overall look of this kitchen is completed by the smaller details of orange and copper accents.

WE LIKE

The drop-down section was designed for the young chef in the family to try her hand at pastry-making with mum, while the sweep on the peninsula at the opposite end provides a coffee area for serving up that speciality flat white.

👉 **Christopher Howard,**
0131 226 2255 or 01620 842741,
christopherhoward.com





“The extension was designed to flood the house with light through double bi-fold doors and roof cupolas”



INFINITE SPACE

These luxurious family homes are all wonderfully spacious



14 Wester Coates Avenue Wester Coates, EH12 5LS

Filled with period features, this Victorian villa is ideal for family living. Bright and spacious, this home features a grand entrance hallway, large living room, kitchen, dining room and a conservatory which leads to the mature, elevated gardens. Upstairs, five bedrooms boast lovely décor and views across the Pentland hills.

Offers Over £1,450,000

Contact Balfour Manson: 0131 253 2886

ESPC ref: E407494 EPC rating: D

The Paddock, Charleton Colinsburgh, KY9 1HG

Nestled within idyllic wraparound gardens, this five-bedroom detached house near the Fife village of Colinsburgh offers the ultimate in luxurious rural living. The main house boasts four double bedrooms, four bathrooms and several living areas while the detached annexe accommodates an indoor swimming pool, a triple garage and a one-bedroom self-contained apartment.

Offers Over £850,000

Contact Thorntons: 01333 252978

ESPC ref: E409533 EPC rating: D



Millburn House, 42 Canaan Lane Morningside, EH10 4SU

Located right in the heart of Morningside, this stunning five-bedroom property is both spacious and inviting. With plenty of storage throughout, the property features an elegant sitting-room, a large kitchen/dining area and several south-facing bedrooms with their own balconies. Through in the sunroom, French doors lead out to a beautifully enclosed rear garden.

Offers Over £1,150,000

Contact Simpson & Marwick: 0131 253 2171

ESPC ref: E410321 EPC rating: D



AN HISTORIC SETTING
**TO CALL
HOME**

THE
PLAYFAIR
AT DONALDSON'S



Award winning 1, 2 & 3 bedroom apartments and penthouses
Minutes from Haymarket station | Tranquil courtyard
Secure underground car parking included | Concierge Service

£360,000 TO £1,695,000

0131 341 5088 | cityandcountry.co.uk
Open daily 10am to 5pm
WEST COATES EDINBURGH EH12 5FA

CITY & COUNTRY

Prices correct at time of publication and are subject to change.

OPEN-PLAN spaces have been the layout of choice in many homes in the 21st century. This allows for a greater flow of light and a more social feel. However, a disadvantage of open-plan spaces is that they don't allow for much privacy or separation of the areas based on their different purposes.

Over the past two years, the concept of broken-plan living has therefore become increasingly popular in homes. A midpoint between open-plan and conventional separate rooms, broken-plan living is intended to offer the best of both worlds. Light and space flow through but different areas are clearly marked, using a variety of different methods.

Ludovic AuBlanc, Creative Director of Chaplins Furniture, said: "Open-plan living has many advantages. However, there often comes a time when you need to carve out zones of privacy within that space. One of our favourite tricks is to take a modern bookcase or shelving system and use it to partition a room. This year, we've noticed clients riffing on the idea of Crittall-style windows, using minimal black bookcases to frame a space."

Furniture is a great and hassle-free way to introduce broken-plan living into the open spaces of your home. Shelving and bookcases can be a particularly stylish and effective method of zoning different areas, and this doesn't involve implementing any structural changes in your home. You can also zone different areas in an open space using different colour schemes or flooring.

However, if you are looking to improve privacy and reduce noise in certain areas, you may want to consider structural changes. Mezzanines can be a particularly effective way of creating extra room in homes and act as a visual distinction between areas that serve different purposes. Architect Jonathan Thomas from Dog + Fox Design installed a mezzanine in his Edinburgh apartment. He said: "The main benefit of adding a mezzanine was flexibility. We wanted the new space to function as a home office, an informal lounge, a home-cinema and also a spare room when we had guests. We didn't have the space for these to be separate rooms, so the open-plan design had to be flexible enough to accommodate everything in one go."

You could also consider the installation of lower partition or glass walls to create separation and allow more privacy between the zones, without impacting the flow of light through the space. Columns and steps are other structural changes which can help to create the feel of different rooms without affecting the sociability of the open space.

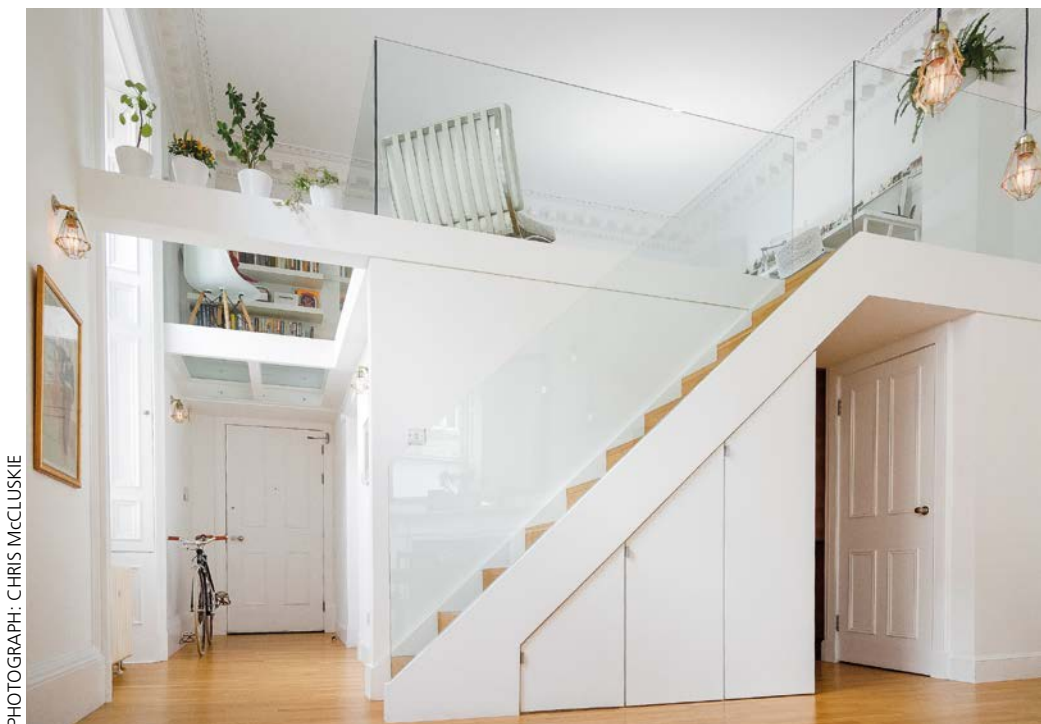
Half walls between different rooms are also an effective way of achieving the broken-plan look. For those who have conventional segregated rooms in their homes, widening the door between the kitchen and dining room into an archway will help you create a more social space while the areas remain separate. Curtains can add some more privacy when required.

Offering a compromise between the light and space of open-plan living and the privacy of separate rooms, it seems the broken-plan trend is set to become more and more popular in the future.



Zone your home to allow more privacy in an open-plan space

BROKEN-PL



PHOTOGRAPH: CHRIS McCLUSKIE



Clockwise from left: Ludovic AuBlanc, from Chaplins Furniture, says shelving units are a great way to break up a room; architect Jonathan Thomas used a mezzanine to create more space; half walls help identify different zones in the house sold by Simpson & Marwick; curtains can be used to screen a dining area



PHOTOGRAPH: JOHN LEWIS & PARTNERS

AN LIVING

IN THE ZONE

In these homes zoned living allows light to flow while privacy is maintained



2 Rutherford Gardens West Linton, EH46 7AP

Part Huf Haus and part conversion of an old stable building, this unique four-bedroom house in West Linton effortlessly blends the old with the new. The sitting room is the highlight of the property, with floor-to-ceiling windows on one wall. It is part open-plan to the dining kitchen, with partial walls maintaining the separation of the two rooms.

Offers Over £570,000

Contact Blair Cadell: 0131 253 2338

ESPC ref: E409508 EPC rating: C

3 Dean Bank Lane Stockbridge, EH3 5BS

This five-bedroom terraced house boasts an excellent location right in the heart of the highly desirable area of Stockbridge. It offers original features, stylish décor and a position overlooking the Water of Leith. The impressive kitchen/dining room employs steps and a peninsula to separate the modern kitchen from the dining area.

Offers Over £745,000

Contact Connor Malcolm: 0131 253 2331

ESPC ref: E408149 EPC rating: D



9 Hawkhead Crescent Liberton, EH16 6LR

Situated in the popular area of Liberton, this lovely bright four-bedroom home would be perfect for a family. The dining/family room is particularly attractive and is connected to the living room via a wide opening. It's flooded with natural light thanks to a central cupola and double French doors, which lead to the garden.

Fixed Price £535,000

Contact Sturrock, Armstrong & Thomson:
0131 253 2726

ESPC ref: E403732 EPC rating: D





CANON QUARTERS

Spacious Luxury Apartments in Canonmills



The best way to understand what makes an AMA home so special is to come and see for yourself - but with 80% of Canon Quarters already sold you may need to be quick!

As with all AMA homes, these immaculately detailed apartments feature designer kitchens with a range of integrated appliances. There are stylish bathrooms and en suites and beautiful carpeted bedrooms, complete with fitted wardrobes. Slick white walls, powder-coated aluminium window frames and dark hardwood flooring completes the truly elegant, contemporary look. As a final touch, there is a secure, private car park with allocated spaces - a real bonus this close to the city centre - and above it a sheltered, communal garden area.

Canonmills is a vibrant district of restaurants, bars and cafés, with a great balance of independent shops and well-known supermarkets. While you're only a 20 minute walk from the city centre, it can seem like a world away when you have the Water of Leith and the Royal Botanic Garden on your doorstep. Add in the excellent public transport links and access to the extensive Edinburgh Cycle Network, and it's easy to see why Canon Quarters has proved to be such a popular development.

Prices from £470,000



www.amahomes.co.uk

When Quality Matters

To arrange a private viewing contact Behnam Afshar on 07967 322 025



A FAMILY EDUCATION

ESMS is a unique family of independent schools for boys and girls. We know that choosing a school for your child and finding a school that fits your family's needs is a big decision. At ESMS we believe that our community gives children the best of all educational and extra-curricular approaches, and that this variety ensures children are able to make the best social, emotional and academic progress possible. Children at ESMS are taught together from nursery to primary seven at ESMS Junior School, after which they benefit from single-sex senior school education at either The Mary Erskine School for girls or Stewart's Melville College for boys, before joining together again for a co-educational sixth form.

ESMS is passionate about giving children the very best opportunities, and that starts on day one. From age three

At ESMS, we make a positive impact on your children through a life of learning

children are welcomed into the ESMS family, where they immediately begin to benefit from all the resources the three schools have to offer, including a £1m Early Years Centre and a staff ratio of one adult to five children. The nursery was rated 'Excellent', the highest category, in its most recent Care Inspectorate report.

Our children are given every opportunity to discover what they're good at or simply what they enjoy doing, alongside a quality education. At ESMS, our

nine school values; kindness, respect, commitment, enthusiasm, responsibility, grace, appreciation, confidence and integrity, lie at the heart of everything that we do. These values are recognised and followed by all members of the school community and, as a result, we are confident that our students will grow up to make a positive difference to the world in which they will live and work.

We have also developed flexible childcare solutions to suit each family's needs both during term time and school holidays, providing care from 7.45am to 6pm in our dedicated After-School Centre.

If you'd like to find out more about our unique family of schools and see what sets us apart, you are welcome to get in touch to book a personal tour at a time convenient to you.



ESMS

A unique family of independent schools for boys and girls

MAKE YOUR FAMILY PART OF OURS

The Mary Erskine School

Stewart's Melville College

The Junior School

esms.org.uk

AS SEEN ON SCREEN

We take a look at some of the iconic films and TV shows that have been filmed in Edinburgh, the Lothians, Fife and the Borders

WITH beautiful Georgian and Victorian buildings, medieval castles, beautiful beaches and rugged landscapes, it's no wonder Edinburgh, the Lothians, Fife and the Borders have caught the eye of film makers around the world.

Here are some of the locations that have provided the setting for various productions over the years – the perfect inspiration for day trips for film and TV fans.

EDINBURGH

Our capital has been the filming location of choice for many big movies in recent years. One of the most famous was *Avengers: Infinity War*, the opening scenes of which saw Scarlet Witch and Vision enjoying a trip in the Scottish city, with scenes shot in the Old Town and Waverley Station.

While *Avengers: Infinity War* might be one of the biggest films to be set in Edinburgh, the *Trainspotting* movies are perhaps the most iconic. Across both of Danny Boyle's films based on Irvine Welsh's novels, many locations in Edinburgh were featured, including Calton Road, Arthur's Seat and even The Cavendish nightclub, often known as Cav for short, and now called Atik.

Sunshine on Leith will always be close to the hearts of many Edinburgh locals. The musical, set to the songs of The Proclaimers, featured scenes shot in many Edinburgh locations including Leith (of course!), Grassmarket, Calton Hill and the Royal Mile.

More recently, the New Town was used in place of 19th century London for upcoming ITV show *Belgravia*. This period drama was adapted for the screen by Julian Fellowes (who wrote the book of the same name), the writer behind the hugely popular *Downton Abbey* television show. The series stars Philip Glenister and Tamsin Greig and is due for release in early spring.

The sights of Edinburgh have also been featured in countless other TV shows and films, including *One Day*, *Rebus*, *The Prime*

of Miss Jean Brodie, *The Angel's Share* and *Shallow Grave*.

FIFE

One particular TV show has made much use of the iconic sights in the historic Kingdom of Fife. *Outlander*, a love story largely set in mid-18th century Scotland features Culross, Falkland Balgonie Castle near Glenrothes, Aberdour Castle and the harbour at Dysart across its many seasons. The picturesque village of Culross also appeared in the deleted scenes of *Captain America: The First Avenger*, standing in for a Norwegian town.

The beautiful West Sands beach in St Andrews appeared in the iconic opening sequence of historical drama *Chariots of Fire*. The nearby towns of Pittenweem and Elie were also the setting for the late Alan Rickman's directorial debut *The Winter Guest*, starring Emma Thompson and Phyllida Law.

EAST LoTHIAN

East Lothian has been the film location of choice for many well-known films and TV shows. Recent highlights included Netflix's *Outlaw King*, a historic action film about Robert the Bruce. Seacliff Beach, perched under the ruins of Tantallon Castle in North Berwick, was used for the Kildrummy Castle scenes. This beach also featured in the recent *Mary Queen of Scots* film, starring Saoirse Ronan and Margot Robbie as the two warring queens of Scotland and England. And the picturesque location was used in critically acclaimed film *Under the Skin*, starring Scarlett Johansson.

Gosford House near Longniddry has also been used in numerous productions, including family-friendly flick *The Little Vampire*, horror movie *The Awakening*, *Case Histories: Series Two* and many others. Various other East Lothian sights have been featured on screen in the likes of *The Railway Man*, *Rebus*, *Outlander*, *Balamory* and *Summer Solstice*.



“With its picturesque homes and rugged cliffs, St Abbs made the perfect setting”

WEST LoTHIAN

West Lothian is home to many historic building and landmarks, including Linlithgow Palace, one of the principal residences of the monarch of Scotland in the 15th and 16th centuries. The Palace featured in recent productions *Outlaw King* and *Outlander*.

Outlander has also shot scenes at Midhope Castle at Hopetoun House, Beecraigs Country Park, Muiravonside Country Park and Blackness Castle. Blackness, a 15th century castle perched on the banks of the Firth of Forth, also featured in *Outlaw King* and *Mary Queen of Scots*.

THE BORDERS

Those Marvel superheroes certainly love Scottish landscapes. The box office smash *Avengers: Endgame* used St Abbs in the Borders as New Asgard, where Thor resides. With its picturesque homes and rugged cliffs, the seaside village made the perfect setting, and the local council even created signs proclaiming St Abbs to be twinned with New Asgard.

Belgravia, the period drama recently



Clockwise from this picture: St Abbs is proud to have been one of the locations for *Avengers: Endgame*; Edinburgh's New Town doubled for London in the upcoming TV show *Belgravia*; Culross was featured in *Outlander*; some of the *Mary Queen of Scots* movie was shot in East and West Lothian

HOW TO GET YOUR HOUSE ON FILM

Think your home would look great on camera? Well, productions are often after the right property to feature in films, TV shows and adverts. But how do you get your house on film? Rosie Ellison, Head of Film Edinburgh, offers her top three tips:

1. Homeowners in Edinburgh, East Lothian and the Borders should register with Film Edinburgh. As the film office for these regions, we are the primary source of information or filmmakers looking for locations.
2. Get good and realistic photos of the property. We're looking for unaltered photos that show the whole room.
3. Opt for well-defined style. Filmmakers may be looking for contemporary properties but equally important are homes with a period look to them. You may want to rip out your 1960s kitchen, but there is a good chance that it will be highly desirable as a filming location.



shot in West End, made use of a stately home in the Borders. Manderston House, home of The Rt. Hon. The 4th Baron Palmer, is located near Duns in Berwickshire and boasts stunning interiors with a silver-plated staircase. The peaceful villages, incredible landscape and historic attractions of the Borders have also been featured in *Driving Lessons*, *Taggart*, *The Escape Artist* and many more.

MIDLOTHIAN

Rosslyn Chapel in Midlothian appeared on our screens in 2006 blockbuster *The Da Vinci Code* starring Tom Hanks, which was based on the popular Dan Brown book. Famous Midlothian sites have also been featured in the *Outlander* series, including Arniston House and Glencorse Old Kirk.



HOLLYWOOD HOMES

These stunning properties are all positioned close to iconic filming locations



20 Mount Frost Drive Markinch, KY7 6JQ

Immaculately presented and offering plenty of space, this six-bedroom contemporary home would be perfect for a family. It has modern and stylish interiors and beautiful surrounding gardens. It's located in the desirable Fife burgh of Markinch, just a short distance from Balgonie Castle which was featured in historic romantic drama *Outlander*.

Offers Over £750,000

Contact MOV8: 0131 253 2982

ESPC ref: E385032 EPC rating: C

Mauricewood Farm Flotterstone, EH26 0NJ

This quirky detached farmhouse comes complete with its own impressive bar area and entertaining space, perfect for dinner parties. It also features stylish exposed stone walls and a beautiful Japanese garden with a water feature. Positioned in Flotterstone, the property is a short drive from the famous Rosslyn Chapel, featured in *The Da Vinci Code*.

Fixed Price £725,000

Contact Coulters: 0131 253 2215

ESPC ref: E394388 EPC rating: E



66/2 Great King Street New Town, EH3 6QY

Exceptionally stylish and spacious, this flat in Edinburgh's New Town boasts many period features, excellent proportions and high-quality fixtures and fittings. The property also benefits from ownership of half of the lovely rear garden. Upcoming ITV show *Belgravia* used a nearby street in the New Town as 19th century London, due to its wonderful Georgian architecture.

Offers Over £950,000

Contact Simpson & Marwick: 0131 253 2171

ESPC ref: E407873 EPC rating: D



Helping people purchase property in Spain for over 20 years



Contact us to see how we can assist you in finding
your dream home in sunny Spain

For more information contact Margaret McMillan at margaret@wallacequinn.co.uk
or call 07966 883 868

Wallace Quinn
wallacequinn.co.uk
Offices in Glasgow and Livingston

Spanish + Scottish Law Practice
sslawpractice.co.uk
Offices in Edinburgh and Aberdeen

Both firms are members of ESPC (UK) Ltd

POPPY & BARLEY

Jo Malone London has a new addition to their English Fields Collection. Poppy and Barley has an element of the unexpected and the unusual - a contrast between the vibrant poppies and the nourishing grains, rounded by hints of violet and fig. From £48, jomalone.co.uk



Sheila Fleet.

DESIGNED & MADE IN ORKNEY, SCOTLAND



WINTER
Seasons
WIN

this beautiful Seasons pendant
and earring set in silver, with
9ct yellow and rose gold leaves
shown in Winter enamel
worth £406

ENTER NOW

Visit espc.com/premierprizedraw
by 31 December 2019*

18 ST STEPHEN STREET | STOCKBRIDGE | EDINBURGH | EH3 5AL | 0131 225 5939

sheilafleet.com   

*Terms and conditions apply. The winner will be announced in the March 2020 issue of Premier Living Magazine.

COTTAGE IN

This stunning home in Pencaitland provides the ideal escape

SURROUNDED by picturesque East Lothian countryside, Winton Smithy Cottage in Pencaitland is the perfect rural retreat. It boasts beautiful gardens, a charming façade and exceptionally stylish interiors.

The current owners have made significant upgrades to the property in the 10 years that they have lived there. As well as renovating the kitchen and bathrooms, they fitted a new staircase and changed the master bedroom. They also converted the outdoor stables into a studio.

Another change they made was converting the conservatory into a family room, which is one of the highlights of the cottage. With large windows occupying three walls, it is flooded with natural light and offers a stunning view of the extensive wraparound garden surrounding the property. There are French doors leading to the garden.

Winton Smithy Cottage features a spacious living room with a wood-burning stove and there is a charming dining kitchen with access to the garden. The kitchen is excellently proportioned and boasts a large central island which houses the cooker and provides additional storage and workspace. The kitchen also has a stunning open fire.

With five well-proportioned bedrooms, Winton Smithy Cottage is ideal for a growing family. Two of the bedrooms are located on the ground floor, one of which could be used as a study. The remaining bedrooms are positioned on the upper floor.

The master bedroom is particularly impressive, with an en suite shower room, dressing room and a balcony, where you can admire the wonderful views of the surrounding gardens and countryside. One of the other bedrooms on this floor also features an en suite shower room.

Separate to the main house, the old stables are currently used as an artist's studio. However, it has a kitchen and there is room for a bedroom. Subject to the necessary planning permission, an en suite bathroom could be added for it to be used as a holiday let. Alternatively, it would make an excellent home office, gym or studio.

The gardens surrounding the property

have been impressively well-maintained and landscaped. There are paved paths, lawn areas, shrubbery and trees, and two lovely water features.

Positioned in the scenic East Lothian countryside on the River Tyne, Pencaitland is a peaceful village less than 40 minutes' drive from the centre of Edinburgh. There is also a fast and regular bus service linking Pencaitland to Edinburgh.

The picturesque village has a number of local amenities, including a primary school. The town of Haddington is just five miles away, providing a bigger range of shops and eateries. Pencaitland is an ideal base for those who like spending time outdoors, with a number of walking, running and cycling routes nearby.

📍 **Winton Smithy Cottage, Pencaitland, EH34 5AY. Offers Over £995,000. Contact solicitor estate agent Coulters on 0131 253 2215 or visit espc.com with reference E409018. EPC rating: D**



THE COUNTRY



Clockwise from above: the kitchen has lots of modern appliances; One of the bathrooms; the family room has exposed stonework; an exterior view of the house, showing the family room; a clever recessed bookshelf; woodburning stove

MARKET UPDATE

What's been happening in the premier property market in Edinburgh, the Lothians, Fife and the Borders?

FROM the delay of the initial Brexit date to the resignation of Theresa May (and subsequent appointment of Boris Johnson as Prime Minister in July), the first six months of 2019 was a turbulent time in British politics. However, has this political uncertainty impacted the premier property market in Edinburgh, the Lothians, Fife and the Borders? Here's an update on what happened in the market over the first half of 2019.

KEY STATISTICS

Over the first six months of 2019, the average selling price of properties over £500,000 in Edinburgh, the Lothians, Fife and the Borders was £659,797, which was a 3.8 per cent increase on the same period in 2018. The average percentage of Home Report valuation achieved was 105 per cent compared to 106.4 per cent last year.

During this period, the median selling time of these properties was 27 days, which was three days slower than last year, but significantly faster than two years ago – in 2017 the median selling time was 41 days.

There was a significant increase in sales volume, with the number of premier property sales rising by 11.6 per cent compared to last year. This is due to an increase in the number of premier properties coming to market – the number of premier property listings over the first six months of 2019 was up 8.3 per cent. In the last six months of 2018, the number of listings had increased by 28.9 per cent year-on-year.

REASONS FOR THE INCREASE IN PREMIER PROPERTY LISTINGS

There are a couple of potential reasons for the increase in properties over £500,000 coming to market. In recent years, in Edinburgh and some of the surrounding areas, lack of property coupled with high demand resulted in a sellers' market with rising selling prices. This likely provided sellers with confidence

Edinburgh's New Town is one of the top districts for premier properties



to put premier homes on the market. However, the year-on-year increase in properties coming to market is far less pronounced than the increase over the last six months of 2018, suggesting sellers are less confident, possibly as a result of ongoing political uncertainty.

The increase in homes over £500,000 coming to market is partially also caused by rising selling prices. The high demand along with a shortage of supply has resulted in selling prices increasing significantly in Edinburgh and the surrounding areas, with homes frequently exceeding Home Report valuation. This has resulted in the average Home Report valuation increasing which, in turn, pushes up asking prices, and has resulted in a greater proportion of properties over £500,000 in Edinburgh, the Lothians, Fife and the Borders.

TOP DISTRICTS FOR PREMIER PROPERTIES

During the first half of 2019, the districts with the greatest volume of premier property sales were New Town, Newington and North Berwick. The average selling prices of premier properties in these areas were £682,348, £653,061 and £657,037 respectively.

This is quite different to the same period last year, when the top three areas for premier properties sales were West End, Trinity and New Town, with

average selling prices of £614,370, £626,403 and £678,892 respectively.

LOOKING TO THE FUTURE

So, what can we expect from the premier property market towards the end of 2019 and start of 2020?

Jamie Fraser-Davidson, Business Analyst at ESPC, said: "The premier property market in Edinburgh, the Lothians, Fife and the Borders is had a strong start to 2019, with the first six months of 2019 showing rising selling prices, more properties coming to market and an increase in sales volume. We are also still seeing relatively short selling times.

"It is possible that ongoing political uncertainty is leading sellers to be more cautious, resulting in a cooling in the number of properties coming to market. However, buyer demand for higher value homes remains strong and we expect this to continue, which will hopefully lead to increased seller confidence as we approach the end of the year and early 2020."



At ESPC we offer free advice every day of the week at our George Street Property Information Centre. Call 0131 624 8000 or go to espc.com to find out more.



Cramond

RESIDENCE

Edinburgh's Finest Care Home

At Cramond Residence, we provide long term nursing and dementia care of the highest quality. We also offer respite and post-operative care packages for short-term periods, from one week up to three months

Get in touch:

0131 336 1064

cramondresidence.co.uk

enquiries@cramondresidence.co.uk

MY EDINBURGH

DAVID GREIG

Edinburgh-born David Greig is an award-winning playwright and the Artistic Director of The Lyceum – he discusses settling in Scotland, career highlights and the upcoming season at The Lyceum

What made you want to settle in Scotland?

In 1990 I was living in an attic bedsit in Streatham, London. I had to duck most of the time because the roof was low and full of crazy angles. In the day, I temped in an office. At night, I tried to write plays. I remember sitting at my desk in the evening and looking out the window over a great plain of suburban roofs that stretched south for miles and miles. I felt no inspiration. No connection.

One day, there was a documentary on telly about nature or something, and in the middle of it there was a helicopter shot of the Cairngorms and I found myself crying. I realised what I was missing. Hills. I just need some hills in my view. Hills, and maybe the sea. I'm lucky now – I live in North Queensferry and my house looks south over the Pentlands. They're not the Cairngorms but they're a respectable range. They suffice for inspiration.

Aside from The Lyceum, what are your favourite theatres and arts venues in the capital?

The Traverse will always have a place in my heart since it's where so many of my plays were performed. I love the Filmhouse because since I was 16 it's been the place where I've watched the films that shaped my cinematic taste. But my favourite place in the whole of Edinburgh is the Gallery of Modern Art. You can go in for a wander, have a coffee, and then walk back to Haymarket along the Water of Leith. It's a perfect way to skive off work for an afternoon and dream.

You've had a varied and highly successful career – what are your personal career highlights?

I'm been incredibly, undeservedly lucky in my career. The playwrights who came before me had a much harder road to getting work on Scotland, and those who came after me have had tougher times in arts austerity, and high rents, too. I was lucky to begin working during a sweet



spot in the 1990s when theatre was well-funded, and rents were still quite low.

I've had so many highlights but I would pick out two. In 2010, my play *Midsummer* was invited on a tour of Australia. I remember walking up the steps of Sydney Opera House with the stage manager, Sarah Scarlett. We had two poly bags full of props and ukuleles. I remember saying to Sarah, "We can't actually be on in there, can we? There must be a studio somewhere round the back." And she looked at her sheet of paper and said, "No, I think it's in there." And she was right.

The other highlight has to be the opening night of *Local Hero* at The Lyceum. I was so incredibly proud of the show, and of the work the Lyceum team had done over three years to make it happen. To see the theatre full and the audience happy... that was very special.

Do you have any favourite bars or restaurants in Edinburgh?

Whighams to hatch plans, The Doric upstairs to gossip, the Café Royal to have lunch with people who are new to Edinburgh, the top floor of Harvey Nichols for lunch with Edinburgh pals, the Blue Blazer for a drink after the show with the actors and The Wee

Restaurant in North Queensferry for special occasions with the family.

Since taking over as Artistic Director of The Lyceum in 2016, are there any productions which have been highlights for you?

Local Hero was obviously the super highlight, but I've loved all the shows during my time at The Lyceum. They're like children, I can't choose! If forced, I would say I was incredibly proud of two lost plays by women which we found and restored to the repertoire. *Cockpit* by Bridget Boland was an extraordinary play set in a theatre full of post-war European refugees. There was a heartbreaking moment in act two when one of the refugees turned out to be an opera singer and sang an aria in the ruins.

I also loved *The Belle's Stratagem* by Hannah Cowley, which was a largely forgotten restoration comedy which Tony Cownie turned into a hilarious Edinburgh New Town farce. I adored the audience reaction to that play and it also reminds me of Pauline Knowles, the great Edinburgh actress, who starred in it, and who sadly passed away, far too soon, in 2018.

What productions are you most looking forward to in the upcoming season?

I'm very excited to show audiences my own show *Solaris*, which is a science fiction love story set on a space station. It's a show which I've been working on all summer. It's about a woman who falls in love with a planet. It's strange and sad and I think it talks about a subject that feels very important today: how we relate to those people that are not 'like' us.

I also think *Barber Shop Chronicles* will be a very special show. It's a portmanteau of linked stories about young men watching the World Cup in barber shops from Uganda, London, Nigeria and New York. It's about the experience of the African diaspora but it's also about old men and young men, hair, dreams, football... it's got everything. **DL**



Clockwork

Removals and Storage



Serving Edinburgh and the Lothians

National Coverage with Local Expertise

- Residential Moves
- Fully Insured
- International Moves
- Professional Local Team
- Secure Storage
- Packing Services

Packing Materials for Sale at our Granton Branch

Clockwork offer FREE quotations, call us today to receive yours:

0131 669 0044

info.edinburgh@clockworkremovals.co.uk
www.clockworkremovals.co.uk



10% off removals. Quote: ESPC





WEMYSS
PROPERTIES



CRAIGLEITH ROAD
EDINBURGH

CONTEMPORARY STYLE & ARCHITECTURAL SOPHISTICATION IN
ONE OF EDINBURGH'S MOST SOUGHT AFTER RESIDENTIAL AREAS

Eight four-bedroom townhouses

0131 225 9305

www.wemyssproperties.com