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# WELCOME



**WELCOME** to the spring/summer 2020 issue of *Premier Living*. ESPC's bi-annual guide to luxury homes and interior design trends first began ten years ago. So, as we enter a new decade, we thought it was only right to look back at the past ten years...

Our *Decade in review* article at the start of this issue examines how the property market has changed over the past ten years and the factors that have influenced it, including property tax changes, referendum results and even extreme weather occurrences. And we take a look at how interior design trends have changed ten years on – while blue is back on trend, the popularity of accent walls has faded.

Also in this issue, Jacqueline Fiskien at Ampersand Interiors looks to the fashion world to predict the home design trends of 2020, we discuss how you can update your home in a more sustainable way and some of the most beautiful properties on ESPC are showcased.

Before you go on to read all the lovely features we have in this edition, I'd like to say congratulation to the winner of our last issue's prize draw. Alison Howe from Edinburgh won a beautiful earring and pendant set from Sheila Fleet.

Happy reading!

**Claire Flynn, Editor**

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 **PREMIER LIVING**

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*Premier Living* is a magazine by ESPC, the largest property marketing company in 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. [connectcommunications.co.uk](http://connectcommunications.co.uk)

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# DECADE *IN* REVIEW

*Premier Living* launched ten years ago – how has the property market changed in that time?

**IT'S** been a decade of change in the Scottish property market, with tax changes, political referenda and even the weather having an impact. There have also been many changes and notable events at ESPC, including launching *Premier Living* in 2010.

In this article, we look at how the property market in Edinburgh, the Lothians, Fife and the Borders has changed over the past decade, and what's happened at ESPC in the last ten years.

## **KEY PROPERTY MARKET STATISTICS FROM 2010 – 2019**

- Over the decade, the average selling price in Edinburgh, the Lothians, Fife and the Borders increased by 23 per cent from £206,144 in 2010 to £253,467 in 2019
- The number of homes coming to market in 2019 was 5.2 per cent lower than the volume in 2010
- The volume of sales increased by 55 per cent between 2010 and 2019
- The average asking price for residential properties grew by 17 per cent in ten years, from £202,473 in 2010 to £237,529 in 2019
- The median time for properties to go under offer significantly decreased, from 71 days in 2010 down to 22 days in 2019.

## **SALES VOLUME AND NUMBER OF HOMES COMING TO MARKET IN THE 2010s**

The decade began on an upward trend with an increasing number of homes coming to market, rising to a peak in 2015. Meanwhile, buyer activity was slow for the first half of the decade, with a marked increase in competition and demand since 2015.

The first months of 2010 marked the initial signs of seller confidence after the financial crisis of 2008. Buyer confidence had yet to peak, with many homes coming

to market and later being retracted, unsold.

This growing recovery stalled by 2011, as the market entered two years of decreasing volumes of homes coming to market. The buyer market continued to show little sign of increasing confidence.

Demand from buyers escalated sharply from mid-2013, around the time of the Help to Buy scheme launching, making the process more accessible for first time buyers. It could be that a growing buy-to-let market also contributed to this demand. This demand continued a steady upward trend until the months leading up to the EU Membership Referendum of 2016.

This period also coincided with the introduction of the Additional Dwelling Supplement; a tax payable by buyers purchasing a home in addition to one they already own. Demand remained high for the rest of the decade, easing slightly in 2018, but again returning to strong demand levels by the end of the decade.

The volume of homes coming to market peaked in 2015 and entered a subsequent slowdown from 2016 which continued for most of the rest of the decade. The start of the slump in new market insertions occurred around the time the Land and Buildings Transaction Tax (LBTT) replaced Stamp Duty for property sales in Scotland. A slight increase in volume occurred in 2018, but the high watermark levels of activity seen in 2015 remained unchallenged.

In February 2018, it was the weather conditions that affected the local property market. The 'Beast from the East' caused unseasonably low temperatures and heavy snowfall in much of the UK. Locally, the time period affected by the Beast from the East correlated with a 2.4 per cent drop in value of homes coming to market in March 2018 compared to the previous year.

The decade closed with a sharp drop in sales volume trend, potentially due to the regular winter slowdown being

compounded by public focus on the fourth UK General Election in a decade.

Overall, comparing the first year of the decade to the last for the whole of Edinburgh, Lothians, Fife and the Borders, the volume of homes coming to market has decreased by 5.2 per cent, while the number of properties sold has increased by 55 per cent.

## **AVERAGE PROPERTY SELLING PRICES INCREASE ACROSS THE REGION**

The average selling price in Edinburgh, the Lothians, Fife and the Borders in 2019 was 23 per cent greater than 2010, increasing from £206,144 to £253,467. East Fife experienced the greatest percentage





growth in average selling prices, with a 63 per cent increase over the ten-year period.

### **HOMES SELLING FASTER IN EDINBURGH, THE LOTHIANS, FIFE AND THE BORDERS**

The median time to sell homes in Edinburgh, the Lothians and Fife decreased by 49 days, from 71 to 22 days. Most regions within Edinburgh, the Lothians, Fife and the Borders saw significant decreases in the average number of days taken to sell homes. Edinburgh West ended the decade with the quickest time to sell, with properties going under offer in a median time of just 17 days, down from 81 days at the start of the decade.

### **WHAT HAPPENED IN THE PREMIER PROPERTY MARKET?**

Over the course of ten years, transaction activity at the higher end of the market has grown. Looking at the premier property market in 2019 compared to 2010, the number of new homes coming to market has increased by 45 per cent. Meanwhile, the volume of premier property sales has increased by 145 per cent.

Premier properties are also selling faster, with the median time for a property to be placed under offer having reduced from 57 days in 2010 to 36 days in 2019.

Commenting on how the premier property market has changed over the past decade, Denise McKenzie, Head of

Sales and Purchases at Coulters Property, said: "Ten years ago we were still in the throes of a recession and the top end of the market was hit hard. Just as the market started to recover, the change from stamp duty to LBTT was significant and resulted in much higher costs when buying.

"The introduction of ADS was another consideration for those who were in a position to buy before selling who suddenly had to find an extra four per cent (raised from three per cent in January 2019) to do so.

"In more recent years, I would say the general uncertainty in the market was around a possible referendum and Brexit and the impact this would have on the property market and prices.

"Collectively this has all resulted in a shortage of properties coming to the market but those that do have seen strong sale prices."

### **ESPC MOVES INTO THE 2020s**

Over the decade, ESPC and our member solicitor estate agents have:

- Listed more than 100,000 properties for sale across Edinburgh, Lothians, Fife and the Borders
- Sold more than £19 billion worth of residential property across Edinburgh, Lothians, Fife and the Borders
- Served almost one billion pageviews to property hunters and sellers on ESPC.com
- Provided a wealth of content on [espc.com](https://www.espc.com) which buyers and sellers have spent over 1,300 years' worth of time looking at.

Paul Hilton, CEO of ESPC, commented: "The past decade has seen significant changes to the property market in Edinburgh, the Lothians, Fife and the Borders. Entering the 2010s not long after the financial crash, there were initially signs of recovery which stalled shortly after.

"Since then we have seen many fluctuations in terms of demand and supply, impacted by several factors, from tax changes to political turbulence to extreme weather conditions.

"After a decade of change at ESPC, we will continue looking for ways to benefit buyer, sellers, landlords and tenants by adding innovative new features to our website, running a range of useful free events and providing free property advice to those who require it."

*All data relates to residential property listings on ESPC.com, and their subsequent sales, from January 2010 to December 2019.*

# COPPER CONTRAST

Perfect the industrial bathroom look with this beautiful tub



**INDUSTRIAL** style has been fashionable for a while now and there appears to be no sign of it letting up. While the trend mainly took hold of kitchen design, it has now become popular in other rooms of the house, including the bathroom. This beautiful copper bathtub is the ideal way to add an

industrial edge to your bathroom. Pair with dark walls and floors for a highly attractive contrast and use other copper finishes, such as mirrors and ornaments, to bring the room together.

👉 **1700mm Copper Bateau with Polished Copper Exterior and Nickel Interior, Catchpole and Rye, £6,600, [catchpoleandrye.com](http://catchpoleandrye.com)**



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Villa Nova Sami Rug Linen, Sweetpea & Willow, from £725, [sweetpeaandwillow.com](http://sweetpeaandwillow.com)



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# MODERN LUXURY

A perfect family home in Eskbank

**THIS** modern five bedroom villa is positioned on the exclusive street of Waverley Road in the desirable Midlothian town of Eskbank. With five bedrooms and three reception rooms, it provides plenty of space for a growing family.

Benefiting from an elevated position in around one third of an acre of mature gardens, the ideal family home features a large monoblock driveway, which offers ample space for off-street parking. The property boasts a grand and impressive façade and is accessed via electric cast iron gates.

Featuring light, fresh décor throughout, the home is exceptionally bright and full of modern finishes. The surrounding

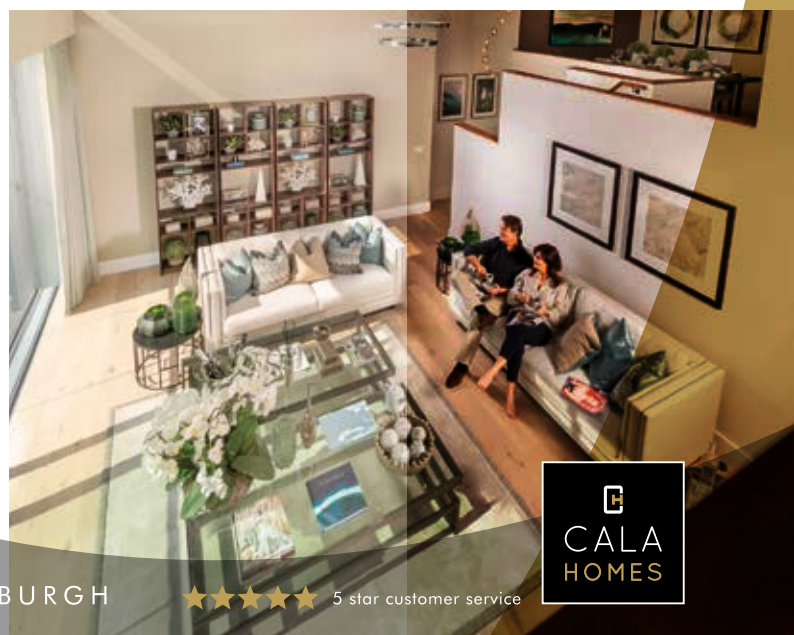
gardens boast lawn areas, a paved patio which is ideal for outdoor dining and a small AstroTurf section which is the perfect spot for children to play.

Eskbank is a popular town in Midlothian, near Dalkeith. It benefits from easy access to the city and the Borders, with direct trains to Edinburgh Waverley and Tweedbank. Plus, there are lots of amenities locally, including a range of shops and eateries.

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# 10 YEARS ON...

## How much has changed in the world of interior design?

**MUCH** has changed politically and economically over the past decade, and the same can be said of the interior design world. We take a look at what the trends were back in 2010 versus what's in store for 2020.

### ❶ FEELING BLUE

In our very first issue of *Premier Living* back in 2010, we wrote about the rise of numerous shades of blue in interiors. Back in 2010, cool tones were beginning to reign supreme in home interiors with grey another popular colour to be used as a neutral shade.

Well, as the 2020s begin, it would seem colour trends haven't changed too much with Pantone declaring their colour of the year to be Classic Blue. Other brands are also utilising similar shades for their new products. Bold yet timeless, it is unsurprising it's come back to the fore.

However, while this might suggest that cool tones will continue to rule interiors in the 2020s, this isn't necessarily the case. The cool grey neutral shades of the past ten years are set to give way to warmer, earthier tones this decade.

### ❷ ACCENT WALLS NO MORE

A trend that dominated the 2010s but

appears to be fading fast as we enter the next decade, accent walls are departing to make way for painting a room all one colour.

While in the last decade accent walls were a great way of adding a splash of bold colours or patterns to a predominantly neutral room, the 2020s will see more homes adopting one colour or wallpaper for the whole space. For those who prefer striking colour and patterns, this will allow you to embrace the maximalist trend fully.

Similarly, painted floors, which were once a trend of the 2010s in line with the accent wall craze, are unlikely to make a comeback in the 20s.

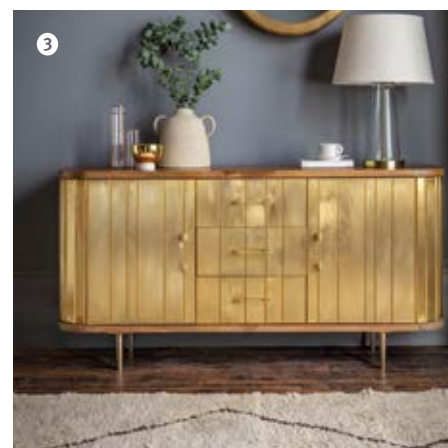
### ❸ BRASS IS BEST

Metal accents have remained popular throughout the last decade. While at the start of the 2010s, the cooler metals of nickel and steel tended to be the go-to, the warmer-toned shades of copper and brass soon took over.

Brass remains popular as we enter the new decade. Particularly complementary with the deeper blue and navy tones which are also on trend, it is likely homes will continue to feature brass accents in the near future.



Calvin Armchair In Blue Velvet and Linen, £399. Below: Broadway Sideboard, £799, both Atkin and Thyme, [atkinandthyme.co.uk](http://atkinandthyme.co.uk)



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#### 4 MINIMALISM VERSUS MAXIMALISM

In our first issue of *Premier Living* ten years ago, we wrote that the long loved minimalist style was giving way for more eclectic interior design trends. However, arguably minimalism remained the interior design trend of choice during much of the 2010s particularly with Scandi style growing evermore in popularity.

However, if you read our latest issue of *Premier Living*, you'll know that it's all about maximalism now. Bold colours and patterns have claimed their rightful place back in homes and personal style is being encouraged as is blending the old with the new.

At present, it looks like maximalism is here to stay for a while, but before the decade is out, we may see a return to the popularity of the neutral tones and simplicity of minimalism.

#### 5 HI TECH HOMES GET SMARTER

Technology has developed at a fast pace over the last decade and so the bar for hi-tech homes has risen ever higher. In 2010, multi-room systems and home cinemas were at the top of wish lists.

As we enter 2020, smart technology is what people want. The convenience of being able to remotely control a range of household devices, from wireless speakers to thermostats to home security systems, using one of your connected devices is certainly something homeowners are after as the new decade begins.

Technology continues to grow at a fast pace, so it is likely that by the end of decade we'll have even more advanced home appliances at our disposal.



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# COLOURS OF 2020

The experts have spoken – here are the colours of the year

**WONDERING** what colour scheme to use when updating your home this season? Well, this season it's all about green and blue. Here's a round-up of the top colours of 2020, as identified by the experts.

Clockwise from above: Kaelan 1lt Pendant Blue & White by där lighting; Velvet Hugo Armchair in Classic Blue by Pepper Sq; Classic Blue is Pantone's colour of the year; Beres Three Drawer Chest by Sweetpea & Willow; Alderley Sofa by Sweetpea & Willow



## PANTONE

While in 2019, the Pantone Color Institute opted for Living Coral as their colour of the year, in 2020 they have selected the peaceful and soothing Classic Blue.

Reminiscent of the sky at dusk, the colour has ability to instil calm, confidence and connection. Leatrice Eiseman, Executive Director of the Pantone Color Institute, said: "We are living in a time that requires trust and faith. It is this kind of constancy and confidence that is expressed by Classic Blue, a solid and dependable hue we can always rely on. Imbued with a deep resonance, Classic Blue provides an anchoring foundation."

"A boundless blue evocative of the vast and infinite evening sky, Classic Blue encourages us to look beyond the obvious to expand our thinking; challenging us to think more deeply, increase our perspective and open the flow of communication."



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Continued from page 18

## DULUX

In contrast to Pantone taking inspiration from dusk, the colour experts at Dulux looked to the morning sky when deciding their colour of the year for 2020. Tranquil Dawn is a versatile shade of green which provides homes with a warm human touch. Again, inspired by a desire for calm surroundings, this versatile shade of green can be used to create spaces for care or for play, to find meaning or for creativity.

This cool-tone shade of green is a nod towards an increasingly hectic and digital modern society. "A new decade heralds a new dawn and the hazy pale green tones of Tranquil Dawn are calming and comforting just when we need it most in our lives," says Marianne Shillingford, Creative Director at Dulux UK.

PHOTOGRAPHS: DULUX



Duck Green is one of Farrow & Ball's colours for 2020



## FARROW & BALL

The experts at Farrow & Ball have identified several hues that they expect to be popular colours of 2020 and blue and green shades feature prominently in their suggestions. Duck Green is a wonderfully strong and deep yet subdued shade, while their choice of Sap Green is an earthy tone, inspired by nature.

Stiffkey Blue is another of their selections. Named after the Norfolk village of Stiffkey, this navy shade is inspired by the blue clays that make up the coastal landscape. Other colours which were highlighted by the experts at Farrow & Ball include grey shades Ammonite and Purbeck Stone, grey-brown Mouse's Back and grey-green Treron and Pigeon.

Joa Studholme, Colour Curator and tastemaker, said: "The most important aspect of using colour in 2020 is to create spaces that are warm and welcoming for our friends and family.

"We want to use colours that make us feel proud of our homes, and increasingly, that's coming to mean tones that are bolder and more saturated.

"Strong colours suit rooms that we tend to use at the end of the day, a time when we want to relax and be comforted, but this sense of wellbeing is also a wonderful side effect of surrounding ourselves with colours found in nature. As we become increasingly environmentally aware, we're collectively craving a connection with the natural world, which is why deep Duck Green and earthy, organic Sap Green feel perfect for the home in 2020.

"While these colours feel fresh for a new decade, there's also an air of nostalgia to them, which can be immensely comforting and grounding. These are colours that anchor our homes, remind us of our childhoods, and are perfect for family life – traditional, but with a twist!"

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# FASHION FORWARD

As a dedicated follower of fashion, Jacqueline Fiskien from Ampersand Interiors looks at how the fashion world is set to influence interior trends in 2020

**WHILE** I always work with my clients to develop an interiors style imbued with their own personality, there is no doubt that fashion plays a part in design. Paying attention to current trends is a great way to discover innovative finishes and details, or to rediscover styles that have maybe fallen from grace for a few years but whose resurgence strikes a chord with your own tastes. Among the many predictions for the year ahead, here are just a few that strike a chord with me for 2020.

## WARM WAYS

I have never been a big fan of the relentlessly grey room. While such rooms can undoubtedly be elegant, they are also a bit too smart for me, suggesting a degree of neatness and a requirement to be on "best behaviour" that does not lend itself to a relaxed space. It turns out that 50 shades of grey isn't quite as exciting as some have suggested!

However, neutrals are such an important design tool and so I am delighted to see a deliberate move towards a much warmer neutrals palette. The best of both worlds, this still provides the canvas upon which your accents and accessories can shine, but with added depth and interest. Larsen have truly mastered this with their new collection featuring fabrics in colours such as Tobacco, Bark and Spice. They are as inviting and tactile as their names suggest.

## MARVELLOUS MONOCHROME

Using a single colour in multiple ways and finishes can give a room a strong, contemporary feel. I particularly love the current trend for painting woodwork and walls in an identical strong shade, but you can achieve a similar look by matching, for example, your sofa to your walls.

A rich, lustrous emerald green velvet sofa set against walls of the same colour

will produce a stunningly beautiful yet calming atmosphere. (And a mini-tip: velvet is itself having a moment and is currently the most searched for fabric.)

This trend for stronger colours anchoring a scheme is reflected by Pantone's selection of Classic Blue, a beautiful deep shade, as their colour of the year 2020. Reminiscent of the sky at dusk, it would work perfectly for this treatment. And do remember that your kitchen is not an operating theatre! It is a room which should have as much character as any other and it has been a particular beneficiary of this trend with darker (and in particular blue) kitchens zooming in popularity.

---

**"A rich, lustrous emerald green velvet sofa set against walls of the same colour will produce a stunningly beautiful yet calming atmosphere"**

## SOMETHING OLD, SOMETHING NEW

While I could write an entire column on layering in interior design, in the context of present trends I am focusing on working the contemporary in with the traditional – a much-loved style at Ampersand but one which you may currently see being labelled "grandmillennial". Such layering of design allows you to incorporate seemingly incongruous items while maintaining an overall harmony of design.

The reasons for doing so are varied – it may be the desire for an injection of humour or irony by introducing vintage or hand-me-down items, or a way to accommodate much-loved heirlooms without looking like a museum.

A Georgian antique can be the ideal counterpoint to a sleek interior, and a mid-century piece (another 2020 trend) can perfectly offset its Jacobean partner.

Overall it is a more relaxed feel with less emphasis on an identifiable look (although House of Hackney have developed an entire style on the quirky-retro) and more on the overall atmosphere created by the combinations. The counterpoint can be emphasised by finish (for example mirrored side tables accompanying mahogany chairs), or by period (modern oak chairs paired with an antique oak table). Applied to accessories, art, cushions, this technique can result in a hugely individual and engaging interior.

## THE ROUGH WITH THE SMOOTH

You only have to take a brief glance in the direction of the always wonderful Soane to see the resurgence of rattan. But it is not just in furniture that this traditional technique is making waves – from the beautiful woven baskets we discovered in Paris to its use in lighting, it is a wonderfully textured finish to introduce to a room. I adore Porta Romana's new rattan lampshades which lend a more informal air to a striking chandelier.

In a broader context, the effect of reeding is everywhere and something we are certainly using to give an extra dimension to our bespoke cabinetry. Take a look around and you will barely see a flat surface with bar fronts, cabinet doors and occasional pieces of furniture sporting fabulous fluting and sensuous scalloping, while fish scale tiles and wonderful wave effects continue the theme into the bathroom.



**Jacqueline Fiskien is Design Director of Ampersand Interiors at 73 Dublin Street, Edinburgh. Contact: 0131 557 6634 and [ampersandinteriors.co.uk](http://ampersandinteriors.co.uk)**

Anti-clockwise from left: the New Town drawing room showcases warm neutrals; Farrow & Ball Railings No.31 Estate Eggshell is the perfect shade for the monochrome trend; Porta Romana's new rattan lampshades add an informal air to chandeliers; these Larsen curtains make use of warm shades; this sitting room blends traditional and contemporary items; using single colours in multiple ways can give a room a contemporary feel

PHOTOGRAPH: ZAC AND ZAC



PHOTOGRAPH: FARROW & BALL



PHOTOGRAPH: PORTA ROMANA



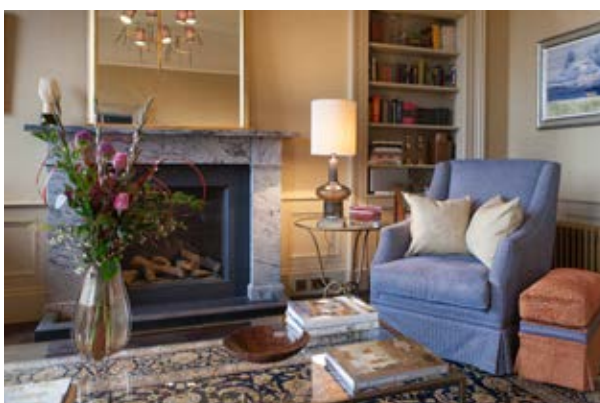
PHOTOGRAPH: PORTA ROMANA



PHOTOGRAPH: LARSEN



PHOTOGRAPH: AMPERSAND INTERIORS





# RURAL RETREAT

## A stylish conversion in the Borders

**THE** Coach House is an elegant and exceptionally stylish conversion property, set within private grounds of around seven acres in the desirable rural hamlet of Glenormiston in the Scottish Borders.

It has been impressively upgraded by the current owners into a beautiful family home, benefiting from modern finishes while retaining an array of traditional features. Positioned close to Innerleithen and Peebles, just an hour's drive from Edinburgh, the home offers a wonderful country retreat from city life.

One of the most impressive features of this property is the open-plan living room and kitchen, which is the epitome of light and space. A double height room, with a galleried landing at the first floor level, this living space offers a lounge area, dining area and houses the high gloss black and cream Cucina fitted kitchen.

The kitchen features a large island, full stave walnut worktops, integrated Siemens appliances and a pantry. Large windows flood the room with natural light and offer lovely views of the cobbled courtyard and surrounding grounds.

On the first floor, the superb and spacious master bedroom features a dressing area, including a range of fitted wardrobes, and a wonderful en suite bathroom with a walk-in shower and freestanding bath. A wrought iron staircase leads to the master bedroom from the utility room on the ground floor, and the room can also be accessed via the hall on the first floor.

The main staircase is finished in oak and leads to the galleried landing on the first floor. The landing

features a glass balustrade, oak flooring and a versatile living area.

In total the property has five bedrooms and four reception rooms. Finished to a high specification, the home effortlessly blends traditional and contemporary design. There remains scope for further extension, subject to the usual planning permissions.

The Coach House benefits from a beautiful parkland setting garden of around one acre, which offers breath-taking views of the Tweed Valley. The secluded walled garden at the back has a vegetable garden and an excellent variety of fruit trees.

The property also has equestrian facilities. A separate gated entrance provides access to a Canadian barn housing the stables, a floodlit rising arena and further six acres comprising paddocks and woodland.

Glenormiston is a peaceful hamlet just one mile from Innerleithen, which is a town in the scenic Tweed Valley. It provides a wide range of amenities, including excellent shops, cafes, a bank, post office and health centre. Highly regarded schooling is available in the local area while pleasant walking routes are easy to come by.

The ultimate rural retreat, The Coach House is a unique family home which offers a peaceful recluse from the hustle and bustle of city life.

🏠 **The Coach House, Glenormiston, Innerleithen, Peeblesshire, EH44 6RD. Offers over £950,000. Contact solicitor estate agent Cullen Kilshaw on 01721 532913 or visit [espc.com](http://espc.com) with reference E412644. EPC rating: D**





Clockwise from far left corner: the exterior of the property; the open-plan living room and kitchen is the epitome of light and space; the secluded walled garden; a luxurious en suite bathroom; the high gloss Cucina fitted kitchen; the property boasts beautiful views; the galleried landing





Update your home interiors in  
a more sustainable way

# SUSTAINABLE STYLE

**AS** the world increasingly focuses on a way to limit impacts on the environment, it's only right that sustainability has become a key focus of many industries, including interior design.

While the concept of sustainability in home décor isn't brand new (in our first issue of *Premier Living* ten years ago, we wrote about Emeco's 111 Navy Chair, made from 111 recycled plastic coke bottles, which was showcased at the Milan Furniture Fair), it certainly has evolved as people seek better ways to upgrade home interiors in an eco-conscious way.

## FIND SUSTAINABLE BRANDS

If you're making a conscious effort to lessen your impact on the environment, it's quite possible you're already starting to do more research about brands before purchasing from them. Within the interior design industry, there are several brands who are making an effort to improve their impacts on the environment.

One of these is BoConcept – Adam Davidson, Director (Scotland) at the Danish furniture company, who said: "Our ambition is to manufacture products with as little impact on the environment as possible. We continuously strive to make environmental improvements on the production of all BoConcept products and their logistics.

"We focus on environmentally

friendly and safe production at our own facility and sub-suppliers; and reduction in CO<sub>2</sub> emissions related to transportation and logistics.

"Over 98 per cent of our wooden furniture is made in our own factory in Denmark. There, we have implemented strict standards on recycling and use some of the industry's cleanest and most sustainable lacquers."

Doing a bit of research about the brands you shop with can help you work out what measures they are taking to limit their impact on the environment

## SHOP SECOND-HAND

While this is an obvious one, it's important to address that a big problem with a number of industries, including fashion and interior design, is the waste. Therefore, reusing items is a great way to update home interiors in a sustainable way.

Yes, gone are the days that shopping for second-hand furniture was solely for those working to a budget. But if you're thinking shopping second-hand means having to choose from shabby items, think again. The world of antique furniture offers a number of vintage treasures which could add the perfect statement to your room.

Luckily Edinburgh and the nearby areas feature a range of stores to browse. For items with a true sense of grandeur, try



Georgian Antiques in Leith. Across five levels, it features a range of decadent and beautiful items which are bound to make any dinner party guests jealous.

## UPCYCLE

Upcycling allows you to update an item to give it new life rather than simply getting rid of it. You might be bored of that wardrobe, but could a lick of paint bring it to life again?

Alternatively, you may come across furniture in a second-hand shop that looks a bit tired but has plenty of potential. Upcycling it could be a great way to make it the ideal addition to your home.

If you fancy trying it yourself, The Edinburgh Remakery on Leith Walk runs courses on upcycling furniture. There are also other artists and furniture makers available locally that offer upcycling and restoration services.

## MIX THE OLD WITH THE NEW

A good way to keep up with the current interior trends and satisfy your environmental conscience is to match new furniture with old, rather than replacing a whole set with another.

Mismatched furniture will give an eclectic feel to your home. Plus, it makes it easier to pick up items in second-hand shops or show off your creativity when upcycling when you're not worried about everything matching!



From opposite page: reupholstering at The Edinburgh Remakery; the warehouse at Georgian Antiques; BoConcept strives to make less impact on the environment

“Upcycling allows you to update an item to give it new life rather than getting rid of it. You might be bored of that wardrobe, but could a lick of paint bring it to life?”



# lindsays

## Cohabitees - *whose* house is it anyway?

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

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

### Rights as cohabitees

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

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

### Draw up an agreement

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

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

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



**Nina Taylor**  
Partner, Family Law

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0131 229 1212

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



# KITCHEN WISH LIST

Larders are top of the kitchen must-haves, according to the experts

“A multi-functional kitchen combining modern living, practicality and high quality manufacturing with inimitable style still remains high at the top of our customers’ wishlists. There has been a big shift in the way we live in and use the kitchen, as well as the way we store and eat food; online shopping and pre-planned meals have had an impact on the way we design kitchens for the modern home.

“We are predicting that the mixed colour palettes and materials trend will carry through from the last decade. Pantone have picked Classic Blue as their colour for 2020 and we have certainly not seen a decline in its popularity across our truly bespoke painted kitchens.

“We are increasingly being asked to provide utility and walk-in larders as part of our kitchen projects which we predict will continue to grow throughout this decade.”

**Camilla Pringle, Director, Peden & Pringle**



“Over the last couple of years, open plan kitchens have grown in popularity, but we feel this concept will move on to more ‘broken plan’ living, where spaces will still feel spacious but more zoned, with the use of furniture, plants or screens.

“Grey is here to stay, whether it is a combination of hues, contrasted with an additional vibrant colour or metallics or textures are added to create a more bold, contemporary look.”

**Alison Howard, Head Designer, Christopher Howard**

“Stainless steel handles seem to be a thing of the past with burnished or antique metals, like brass and copper popping up everywhere. We are still seeing a lot of bold cabinetry colours; people seem to be braver than they used to. Shades of green is the colour I’ve seen the most of, teamed with warmer taupe tones with a move away from cool grey tones.

“The larder has definitely become a must-have piece in the kitchen, and it makes perfect sense. All the food goods are in one place and not scattered around in numerous wall cupboards, meaning people can be more organised when doing their food shopping. Who needs four jars of oregano anyway?

“The other great advantage of a larder and its storage capacity is that a kitchen no longer needs to be full of wall cupboards. It frees up entire walls to either be left free or have an attractive piece of artwork which, in turn, helps it feel less like a kitchen and instead creates more of a relaxed environment, perfect for open plan living areas.”

**Leisha Norman, Kitchen Designer, Harvey Jones**



# MORE A WORK OF ART THAN A KITCHEN

Angus Mackintosh of Kitchens International shows how he blended the traditional with the modern

**ADDING** a kitchen to the rear of a period property takes some skilful designing to marry in traditional features with a contemporary look. For Angus Mackintosh, Senior Sales Designer at award-winning kitchen designers and retailers Kitchens International, this was the perfect project as the client was looking for high-end cabinetry and appliances and gave him a fairly free reign to design the 'perfect' kitchen.

The clients were looking for a scandi-style, high quality, luxury modern kitchen, equipped with the latest modern conveniences but wanted it to be understated with an emphasis on clean lines and symmetry, and have designated zones for cooking, washing and breakfast.

The extension itself was to be flooded with light with long glass windows and a long rooflight and entered into through glass doors so that the Georgian tiled floor could be seen. The modernist style had to be considered and needed to be complementary to the old house.

Angus opted for soft matt finishes for the lacquered Poggenpohl cabinetry doors, while the wood grain island helped anchor the kitchen into the space and offered ample storage and work space. High on the clients' wish list was smart appliances which made cooking effortless and fun. A Gaggenau free induction hob and two ovens – a combi microwave and a fully plumbed steam oven – gave the client plenty of cooking space while a Siemens larder fridge and freezer provided perfect storage. Most of these appliances can be operated remotely by the clients making it a joy to cook in using the home connect





app. The hob itself is a free induction hob which recognises the pan shape and size and you can control the temperature by sliding the pan itself across the hob.

Extraction proved a little more challenging to ensure it was unobtrusive so Angus suggested a white extractor with remote motor which camouflaged into the ceiling, so that visually it was very subtle but functioned as best as it could. The Quooker Fusion boiling tap meant that a kettle was no longer necessary freeing up yet more worktop space.

To ensure the airy, clean look, smart hidden storage was developed, with the pocket door unit revealing their breakfast

pantry area, wide hidden drawers at the hob with hidden internal drawers, a designated spice drawer kitted out with space saving inserts and the grouped tall appliance units gave functionality to the individual areas. On the reverse of the island an open bookshelf provides a feature to the large island.

The finished kitchen is a beautiful space to live, with the elements all tying in well together to make it more a work of art than a kitchen. Happy clients make for a happy designer but Angus even admits he'd love this kitchen to be his, such is the beauty of its creation.

➡ [kitchensinternational.co.uk](http://kitchensinternational.co.uk)





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# CONTEMPORARY STYLE & A CENTRAL LOCATION

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If you are looking for a contemporary home near the heart of Edinburgh, then take a look at the latest development from Wemyss Properties. Craigleith Road offers a choice of eight, 4-bedroom townhouses just ten minutes' drive from Princes Street.

Now's a great time to visit, as the show home has just been completed. Designed by leading Stockbridge design duo, Catalog Interiors, it will really fire your imagination. Step inside and you'll find beautifully designed accommodation arranged over three floors.

At the heart of each property are open-plan living and kitchen areas, all cleverly designed for both relaxation and entertainment. Upstairs four double bedrooms offer luxurious private space, alongside generous storage. Three of the bedrooms also boast private external terraces, with the south facing terraces having a clear view over the city and castle. Panoramic windows and large skylights allow sunlight to fill the homes, highlighting the floating stairs at the heart of each.

Each home also offers a practical utility/laundry room, two en suites and a high-spec family bathroom. There is also a communication hub which provides a platform for the latest technology.

The homes' modern interior elegance is reflected in the pared-back sophistication of their brick and metal-clad architecture. With designated off-street parking and garden space, the whole development enhances its leafy surroundings, making a strong, stylish statement.

The surrounding quiet residential area has a number of large local parks, including the grounds of Edinburgh's beautiful Royal Botanic Gardens and Inverleith. The Scottish Gallery of Modern Art and the Ravelston and Murrayfield Golf Clubs are also within easy reach.

The development is in the catchment of many excellent state and private schools, including Fettes College and Broughton High School. It is close to a Waitrose superstore, and the many independent shops and cafés of fashionable Stockbridge. On multiple bus routes

and offering easy access to motorway, train and airport connections, Craigleith is perfectly placed for those working in the city or further afield.

The property encapsulates all of the key aspects of the Wemyss Properties' approach. Everyone at the company is driven by a commitment to achieve the highest of standards, to create developments that stand the test of time. With us, you'll enjoy the pleasure of ownership that comes from knowing that you have something tailor-made and unique. Our portfolio of highly sought-after properties proves we deliver.

We also believe that choosing a new home should be an exciting, enjoyable and aspirational experience. From the moment you get in touch with us, you'll be given a single point of contact, a person who will handle all aspects of your sale and be on hand to answer any questions or concerns you might have.

So, why not come down to Craigleith Road and picture yourself at home in this very special location.

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*'Wemyss Properties creates exceptional homes that will be valued by future generations. Craigleith Road is a very exciting addition to our portfolio of fine new homes in the capital, adding another successful chapter to our story.'*

Matthew Atton, Managing Director, Wemyss Properties

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To get further information on pricing or to arrange a meeting with our sales team, call 0131 225 9305 or e-mail [info@wpco.co.uk](mailto:info@wpco.co.uk).

# CLASSICAL CHARM

Make your bathroom stand out by taking  
inspiration from the past



Kilnsey Single Ended  
Freestanding Bath, Holborn  
Bathrooms, from £745,  
[holbornbathrooms.co.uk](http://holbornbathrooms.co.uk)

**TAKING** classical features and elements from the Victorian and Edwardian eras is the perfect way to provide a sophisticated and elegant update to a room all too often forgotten about when it comes to home improvements.

With the numerous traditional homes in Edinburgh and the surrounding areas, opting for a classical style bathroom is the perfect way to complement the period charm of a property, or in the case of modern buildings, provide a contrast to the more contemporary features of other rooms.

If you're looking to take classical

inspiration for your bathroom, there are a number of features you may wish to consider, including the tiles. Ceramic tiles in brick or square shapes can provide a traditional feel – the colour choice will depend on how bold you wish to be.

For floor tiling, black and white checkerboard tiles can provide a quirky vintage feel while you can also opt for patterned tiles inspired by the Victorian era.

The metal finishes in your bathroom can also have a bearing as to how classical the room appears. While silver steel taps and showers provide a modern look, warmer toned metals can give a

grander and more traditional feel. Brass is particularly on-trend at the moment and a great option for bathrooms.

Now for the centrepiece – the bath, of course! Roll top baths have come back in a big way in recent years, and provide an effortlessly classical look to any bathroom. Make it the focal point of the room – if you have the space, position it under the window to draw attention to it.

And for the finishing touches, hunt your local antique stores for cabinets and other pieces of furniture to store items away and add to the traditional feel of the room.

# FREESTANDING BATHS

Add the wow factor to any bathroom  
with one of these beautiful tubs



Indigenous Copper Bath,  
Indigenous, £2,650,  
[indigenous.co.uk](http://indigenous.co.uk)

“Freestanding bath designs have evolved over the last few decades from being a purely functional fixture to having the capacity to be the focal point of a bathroom. Often, freestanding baths are more like furniture than an actual bathroom fixture and are now considered the height of desirability at the luxury end of the bathroom market”

Angus Kerr of The Bathroom  
Company



Dawn Freestanding Bath,  
Waters Baths of Ashbourne,  
£2,395, [watersbaths.co.uk](http://watersbaths.co.uk)



Knightsbridge  
Bath, Holborn  
Bathrooms, £2,750,  
[holbornbathrooms.co.uk](http://holbornbathrooms.co.uk)

## LAVENDERLAND

Jo Malone London introduces a new limited-edition collection, offering a fresh perspective on an iconic ingredient: English lavender.

The collection includes three limited-edition Colognes, each available in 30ml decorative bottles.



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# KITCHEN ENVY

This townhouse blends the old with the new

**RARELY** available, this five bedroom terraced townhouse in Murrayfield would make a wonderful family home. Positioned in the highly desirable Coltbridge and Wester Coates conservation area, the property boasts exceptionally stylish décor throughout and a range of traditional features.

The magnificent dining kitchen can be found downstairs on the garden level. An excellent social space and the heart of the home, it is equipped with heritage double-glazed sash windows and French doors, which provide direct access to the private garden.

Inspired by a classic Victorian kitchen, the room features a flagstone-style floor, with underfloor heating, and Shaker-

style cabinetry. Mint green hues are complemented with composite stone worktops and stainless steel accents to create a thoroughly contemporary feel.

The kitchen also features an electric induction range cooker with a co-ordinating extractor hood, an integrated dishwasher and full-height fridge. The separate utility room adjacent features a Belfast sink, further fitted storage and space for laundry appliances.

📍 **14 Coltbridge Terrace, Murrayfield, EH12 6AE.**  
**Offers over £850,000. For more information contact solicitor estate agent Clancys on 0131 253 2998 or visit [espc.com](http://espc.com) with reference E417727. EPC rating: D**





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TRANENT

# ARTS & CRAFTS

A beautiful property in Barnton

**IN** a hugely enviable position in the exclusive Barnton Avenue conservation area, surrounded by lush woodlands, a park and an acre of idyllic landscaped gardens, The Old Parsonage is the definition of a must view property. The magnificent mansion house of over 4,500 square feet was built in an Arts & Crafts style at the start of the 20th century.

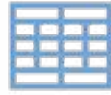
Having carefully refurbished the property, the current owners have maintained a wealth of breath-taking period details while also creating a charming and welcoming modern family home.

A highlight of the property is the beautifully landscaped garden grounds of around one acre. There are secluded

areas for relaxation as well as a large, partly walled croquet lawn with a patio seating area. Lawns and pathways are surrounded by a range of flowering plants and mature trees. A garden summerhouse offers a lovely outdoor retreat.

Perfect for anyone looking for a historic property, the captivating grounds and period features of this property make it one of a kind.

📍 **The Old Parsonage, 35 East Barnton Avenue, Edinburgh, EH4 6AH. Offers over £1,450,000. Contact solicitor estate agent Gilson Gray on 0131 253 2993 or visit [espc.com](https://www.espc.com) with reference E411932. EPC rating: E**



# PAVILION

AMA HOMES ON KINNEAR ROAD



## It's been two years in the making, but the wait is ALMOST over!

For the past two years, Kinnear Road, one of Edinburgh's most sought-after addresses, has been a hive of activity. But peace will soon be restored when Pavilion, an exclusive development of sixteen luxury apartments, is complete.

Pavilion has been designed to make the most of its prime setting, with living rooms that open out onto generous south facing balconies, terraces and gardens, offering magnificent views of the city skyline.

**Only 9 apartments remaining with prices from £1,180,000**

To arrange an exclusive visit to Pavilion or to register your interest, contact Behnam Afshar on 07967 322 025 or email [behnama@amanewtown.co.uk](mailto:behnama@amanewtown.co.uk)



When Quality Matters

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

**MEMBERS** of the Society of Garden Designers predict which trends are going to dominate garden design in 2020.

#### BELGIAN DESIGN

Often described as luxurious simplicity, Belgian design is expected to grow in popularity this year. Mia Witham of Mia Witham Garden Design said: "I am seeing some great garden products coming out of Belgium, which are typically high-end and have great form. I particularly love the beautiful clay pots by Atelier Vierkant, the woven fibre fencing, and screens produced by Forest Avenue and the striking garden lights by Wever & Ducre. I'll be using a lot more of them in 2020."

#### LESS IS MORE

James Smith, Design Director at Bowles & Wyer, thinks "less is more" will be a more prominent phrase when it comes to garden design. He said: "I really want to focus on creating more pared-back design schemes, but with high attention to detail and finishing."

Tracy McQue of Tracy McQue Gardens shares this philosophy – she said: "I'm looking forward to planting multiple grasses and a simple palette of perennials to make the lightest of design touches to a very rural project I am working on in Scotland. It's important that my design ties in with the extended and wild landscape."

#### EDIBLE FORESTS

With more people using foraged food for cooking, edible forests could become the new vegetable garden. Mia Witham said: "I'm currently designing an edible forest for a chef in Suffolk. It is carefully designed, semi-wild ecosystem of plants organised in layers with trees making up the canopy layer, shrubs providing a middle layer and perennial plants covering the ground. It's an exciting concept and unlike a traditional vegetable plot where annual plants are mainly grown, edible forests require minimum input for maximum output."

#### REPURPOSE AND RECYCLE

Due to a greater focus on our impact on the environment and waste, Tracy McQue thinks there will be an increasing focus on repurposing of existing materials and recycling garden materials where possible. Mark Laurence, whose consultancy creates adaptive landscape for a changing world, echoes this sentiment: "Repurposed items give a garden an individual look."



## Exciting design ideas to make the most of outdoor spaces

#### PLANTING FOR WILDLIFE

Tracy McQue said: "Creating sustainable, wildlife-friendly and beautiful spaces needs to be at the forefront of everything we do no matter what size or location of the gardens we are designing."

Jane Brockbank of Jane Brockbank Gardens agrees: "People are much more interested in making gardens that are good for wildlife. Awareness of the climate crisis and the loss of biodiversity has grown enormously, even over the last year, and we are all taking our gardens far more seriously in regards to the important part they can play."

Libby Russell of Mazzullo + Russell echoes this saying: "Our planting is evolving to use many more 'wild' plants that are great for bees, birds, pollinators and invertebrates but without losing glamour or impact. Single roses, species plants, seed heads and grasses are all valuable."

Mandy Buckland of Greencube Landscapes said she is incorporating "meadow areas, native hedging, gaps in fences for hedgehog movement and of course nectar rich planting". While Tracy McQue advises that water features are integral to the wildlife-friendly spaces, and ideas such as bee-friendly boundary hedges are simple to incorporate into any garden.

#### PATTERNED GARDENS

Just as it has in home interiors, pattern and texture will creep back into gardens in 2020. Jane Brockbank brings pattern and texture into her designs by creating faceted planting zones and by blurring the line between the hard landscaped and soft planting areas in the garden, using gravel planting to create the transition between the two.

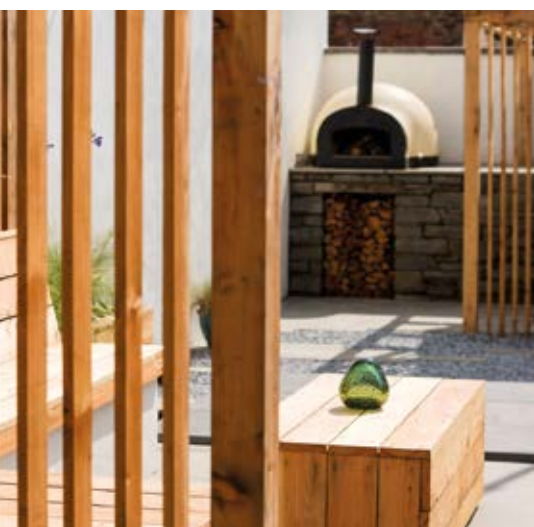
Mandy Buckland thinks the trend for creating an outdoor room will live on and we will move away from regular formatted paving. She said: "There are lots of outdoor ceramic tiles on the market now. We are installing them as garden 'rugs' or design features within landscaped areas to create pattern, contrast and textural changes. It is much the same as decorating a dining and living room in the house."

#### WAYS WITH WOOD

Tracy McQue said: "It's not a new material but I think there will be a focus on using timber next year. In the past it has been viewed as a material to use at ground level or for basic fences, but there are many elements in the garden that clever design can incorporate timber into. We use a local Scottish wood supplier when we can and I love the possibilities it gives us when we're creating a new garden."



Clockwise from far left: Mandy Buckland is incorporating meadow areas into gardens; Belgian design is expected to grow in popularity according to Mia Witham; Mandy Buckland thinks the trend for creating an outdoor room will continue; a heating coil was repurposed into a water feature in one of Mark Laurence's gardens; Tracy McQue thinks there will be a focus on using timber this year



“Our planting is evolving to use many more ‘wild’ plants”

Libby Russell,  
Mazzulo  
+ Russell



# GO EAST

East Lothian's popularity continues to soar

**WITH** sandy beaches, rolling countryside and excellent transport links to Edinburgh and further afield, it's no wonder East Lothian is an increasingly popular place to live. From picturesque coastal towns like North Berwick and Gullane to peaceful country villages like Pencaitland, there is somewhere in the area to suit all tastes.

In the last three months of 2019, the average selling price of a property in East Lothian was £257,972, an 11.7 per cent increase on the previous year and not far behind Edinburgh's average selling price of £269,904.

For those wishing for an escape to quieter surroundings, East Lothian is an ideal alternative to the hustle and bustle of the capital. Many towns and villages provide peace and quiet while still benefiting from excellent transport links to the centre of the city. For those who like spending time outdoors, there are lots of lovely walking and cycling routes, as well as water sports and world-renowned golf courses, including Muirfield and Gullane.

And for families, the area benefits from highly regarded schools, including North Berwick High School and Knox Academy. Plus, the private schools of Edinburgh are easily accessible via great transport links. There's also a fantastic array of family friendly activities on offer, from North Berwick's Seabird Centre to the Archerfield Walled Garden and the National Museum of Flight in East Fortune.

Another aspect that has made East Lothian even more desirable in recent years is the choice of property. There are numerous traditional homes available in most of the towns and villages for those who

prefer older properties. However, there has also been an influx of new build developers who have added very attractive estates with luxurious homes built to an extremely high specification, perfect for those looking for something more contemporary.

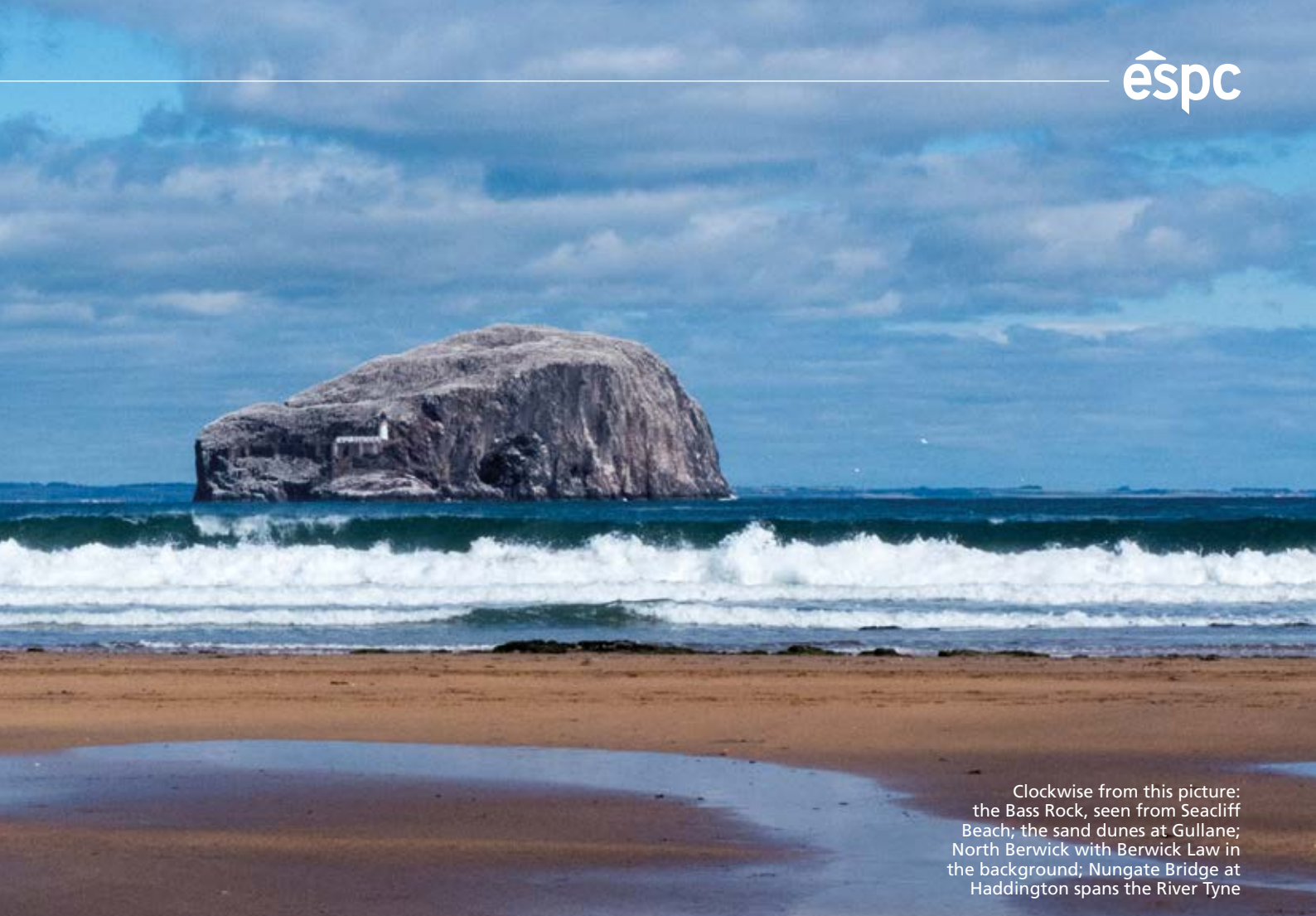
The highly desirable town of North Berwick, in particular, has become a premier property hot spot, with a range of grand and luxurious homes, many of which boast spectacular views.

Tracy French, Property Manager at Paris Steele, said: "East Lothian is a fantastic area to live in. Whether it is an inland town or village, a rural idyll or a coastal town there is something for everyone. As well as the breathtaking coastal scenery, the countryside views are stunning.

"There is an array of outside activities on offer for both adults and children, including golf, wakeboarding, cycling and woodland walks to name but a few. There's also highly regarded schools, independent shops and cafes and good transport links to Edinburgh and beyond. It offers a great lifestyle choice for all ages."

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**"The highly desirable town of North Berwick, in particular, has become a premier property hot spot, with a range of grand and luxurious homes"**



Strathearn  
House

# VICTORIAN CHARM

This villa boasts plenty of traditional features

**FILLED** with traditional features, this magnificent Victorian villa captures attention from the outset. Positioned in large gardens, the property is accessed via attractive wooden gates which lead to the pebbled driveway.

The interior is as equally attractive as the exterior, with bright and spacious accommodation over two levels. A grand entrance hall provides a taste of the period features which echo throughout the home, including a beautiful tiled floor, ornate cornicing and a cast iron balustrade. A dual-aspect sitting room features an Edinburgh Press Cupboard, original pine flooring and cast iron fireplaces.

The kitchen contrasts the traditional feel of the property with contemporary gloss units, Corian worktops, a quartz breakfast bar and Porcelanosa flooring.

Positioned in the peaceful setting of West Barns, close to the John Muir Country Park and renowned Belhaven Bay, this property is conveniently just a mile away from the historic East Lothian town of Dunbar.

📍 **Strathearn House, Edinburgh Road, West Barns, EH42 1UJ. Offers over £565,000. Contact solicitor estate agent Paris Steele on 01368 962602 or visit [espc.com](http://espc.com) with reference E416016. EPC rating: E. Under offer.**

# MARKET UPDATE

Nicky Lloyd, Head of ESPC Lettings, looks at what happened in the Scottish Private Rental Sector in 2019



**THROUGHOUT** 2019 we experienced political and economic uncertainty. However, the Scottish Private Rental Sector has remained generally stable.

In the final quarter of 2019, average rents in Scotland rose 3.5 per cent year-on-year to stand at £798 per month, while it took 29 days on average to let a property.

Rents in Edinburgh have continued to rise for all property types (one to four bed), with the average monthly rent in the capital during the final three months of 2019 sitting at £1,134. The rental market in the capital moved quickly during the final quarter of the year, with an average time to let of just 22 days.

It's interesting to see that, despite initial concerns the Private Residential Tenancy may have brought about the potential high turnover of tenants, we are experiencing tenants renting for longer periods than ever before. The average tenancy length for Edinburgh properties is 19 months.

From January 2019 we saw an increase in the Additional Dwelling Supplement tax for anyone purchasing a second home or buy-to-let property, from three to four per cent. While potential investors were unhappy about the increase, it didn't slow down the buy-to-let market, it simply meant extra budgeting.

Short-term lets have become the subject of much controversy and, in

April 2019, the Scottish Government published a consultation asking for views on the regulation of short-term lets in the country. The results of the consultation were published in October.

According to the consultation, as of May 2019, across Scotland there were 31,884 active Airbnb listings with Edinburgh and the Highlands accounting for 50.5 per cent of these listings. Results of the consultation focused on the positive and negative effects of short-term lets to the local area and community as well as to the contribution to industry.

At the start of 2020, the Scottish Government announced regulation for short-term lets as a result of this consultation. The licensing scheme will include a new mandatory safety requirement that will cover every type of short-term let to ensure a safe, quality experience for visitors.

It will also give councils the discretion to apply further conditions to address the concerns of local residents. Councils will be able to plan control areas to ensure that planning permission will be required for the change of use of an entire property to a short-term let. The local authorities are set to have the ability to implement these changes from spring 2021.

These regulations will come into force in spring 2021. Therefore, we may see

the owners of short-term lets step away from this market over the next year or so. They may choose to sell these, resulting in an increase in properties coming to market, or switch to long-term lets. However, given the number of people moving in and around the capital, this is unlikely to have a particularly adverse effect on the rental market.

As we move into a new decade, the rental industry in Edinburgh and Scotland stays strong with new investors looking to move into the market, more tenants than ever choosing to rent and renting for longer periods of time and rent levels consistently increasing. Therefore, the Scottish Private Rental Sector looks to be one of the markets which will continue to grow.

*Average rents and time to let data in this article was obtained from the Citylets Quarterly Report, covering the period from 1 September 2019 to 31 December 2019.*



For expert advice and to find out more about the range of letting services on offer, contact ESPC Lettings today on [landlord@espc.com](mailto:landlord@espc.com) or 0131 253 2847.



# SEA VIEWS

A unique home in Longniddry

**FOREST** Lodge is a unique, detached four bedroom home that offers beautiful views over Longniddry golf course to the Firth of Forth. Excellently presented to the market, it provides plenty of space and would be ideal for a growing family.

One of the highlights of the property is a sizeable kitchen/dining room, which features a stunning bespoke Clive Christian kitchen. The hugely impressive kitchen has a large central island unit, granite worktops and an AGA oven. Flooded with natural light, thanks to lovely patio doors which provide direct access to the garden, this room is the heart of the home and is an excellent spot for families to socialise.

The kitchen/dining room leads into a charming and spacious garden/family room. The current owners extended the property to add this space, and it's a lovely addition to the home. Large windows on either side provide wonderful outlooks, while patio doors lead to a decked area in the garden.

Two of the bedrooms are located on the ground floor, one of which offers garden and sea views, along with fitted wardrobes. The other bedroom also has fully fitted wardrobes. The master bedroom, with sea views, a balcony, walk-in dressing room and large Neville Johnson en suite with a Jacuzzi bath, is on the first floor along with the final double bedroom.

A half flight of stairs leads from the ground floor accommodation to the formal lounge. This room has large windows which maximise the breathtaking views. A wood burning stove set in a stone fireplace acts as the

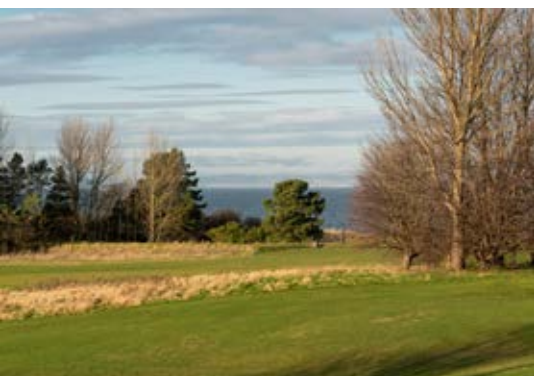
focal point. There is also a study off the lounge, with fitted Neville Johnson bookcases and cupboards, and direct access to a raised terrace, perfect for outdoor dining.

Forest Lodge is positioned in the middle of beautiful mature gardens, with planted borders, two sheds and several wood stores. The rear garden is fully enclosed and features a large paved and decked patio area along with a remote gravel patio and summerhouse. All of these areas benefit from lovely views over the golf course.

Longniddry is a highly popular coastal village in East Lothian. Excellent road and rail links make it a fantastic option for commuters, with a regular train service from Longniddry to Edinburgh Waverley. It is known for its lovely village centre, beautiful beaches and renowned golf courses nearby. The village offers a range of local amenities, including shops, a community centre, tennis courts and a primary school. The nearest secondary school is in Prestonpans while there is a range of private schools in Edinburgh and other East Lothian towns.

With plenty of space, beautiful grounds and superb views out to sea, this home is perfect for a family who are looking for a quieter pace of life but wish to retain easy access to the capital.

➡ **Forest Lodge, Gosford Road, Longniddry, EH32 0LF.**  
**Offers over £950,000. Contact solicitor estate agent**  
**Simpson & Marwick on 01620 532654 or visit [espc.com](http://espc.com) with**  
**reference E416181. EPC rating: D. Property now sold.**



Clockwise from above: the exterior of Forest Lodge; the paved terrace with views to the Firth of Forth; the charming and spacious garden room; the stunning bespoke Clive Christian kitchen; Forest Lodge's mature gardens include planted borders; beautiful views over Longniddry golf course to sea



# TAPESTRIES & TEXTILES

As Director of Dovecot Studios, Celia Joicey wants to take Scottish tapestry to the world...

**DOVECOT** Studios is a world-renowned tapestry studio in the heart of the Old Town and landmark centre for contemporary art, craft and design. Established in 1912, the studio was originally located in Corstorphine and named after the historic landmark there.

Fast forward to the 21st century, and the Dovecot Foundation, which was set up to support the studio, secured a new public-facing building for the studio. The former Infirmary Bathhouse, which was designed by the same architect behind Portobello Baths, became Dovecot's new home in 2008. The Victorian building made the perfect new setting for Dovecot, with space for a weaving floor, alongside a room for events, exhibitions, a café and a shop.

Taking over as Director of Dovecot in late 2017, Celia Joicey has enjoyed a varied career working in museums and galleries, but said she had "a particular affinity for textiles from back when she was a student". Celia studied a post-graduate in Design History at the Royal College of Art, which was affiliated with the Victoria & Albert Museum.

Celia said: "When I left university, moving to London was a great opportunity and I got a place on this course. We studied for a year with all the curators at the V&A and researchers. Then we had a break for a thesis and mine specialised in textiles."

After the course, Celia took on many roles in the arts world, working as a lecturer, in research and in publishing. Prior to her appointment as Director of Dovecot Studios, she was Head of the Fashion and Textile Museum in London.

When speaking about the history of the studio with Celia, it's clear the heritage of Dovecot is a core inspiration for many of the exhibitions and events, from the recent Mae Morris exhibition (her father William Morris trained two of the original weavers of the exhibition) to a future project with Edinburgh University on medicine for women in the 19th and 20th century (the Infirmary baths building replaced the old Royal Infirmary Hospital which had stood there from mid-1700s to late 1800s).

As a tapestry studio, many of Dovecot's events focus on textiles and several of these therefore link into the interior

design world. In early 2019, there was an exhibition about the renowned designer Orla Kiely, whose prints can be found on a variety of household items.

From the beginning of April to the end of June, the studio will also be hosting an exhibition *Mid-Century Modern: Art & Design from Conran to Quant*. It will present the design, fashion, and art of a group of radical young architects, designers, photographers and artists who redefined the concept of youth and the established order of post-war Britain.

One of these is English designer Terence Conran, credited with making stylish housewares and home décor available to a wider market beginning in the 1960s, who founded household furnishings retailer Habitat.

However, while the events and exhibitions hosted by the Dovecot help attract new audiences to the venue, it remains a tapestry studio first and foremost.

Celia said: "Dovecot specialises in large-scale tapestry where we are working with contemporary artists to realise a vision of something that they can't make on their own. But equally we have made tapestries that are more domestic that continue to live in people's homes."

"We think of tapestry as a fine art form at Dovecot. For our weavers, it's like any artists – they have no choice, they have to do it, it's their calling."

Celia's aim is to raise the profile of

Dovecot and Scottish tapestry: "We want to bring international audiences to Edinburgh, but we also want to take Scottish tapestry to the world."

*Present this article at Dovecot Studios on Infirmary Street to get 2 for 1 tickets to Mid-Century Modern: Art & Design from Conran to Quant. Find out more about Dovecot and upcoming events at [dovecotstudios.com](http://dovecotstudios.com)*



Celia has always had an affinity with textiles. Below: the weaving hall at the former swimming pool

PHOTOGRAPH: SHANNON TOFTS





# Clockwork

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