

# espac

The background features a light blue floral wallpaper with various plants and flowers. In the foreground, there is a white cabinet with a gold metal base. On top of the cabinet, there is a vase with dried flowers, two gold-colored spherical pendant lights hanging from above, and a stack of books. One book is titled "WALTER FINANCIAL".

Find properties for sale,  
expert advice and more inside



**Canonmills  
Garden**  
EDINBURGH

# Show Home open 7 days

66%  
sold



**Appointments:**  
Monday to Sunday  
9.30am - 5.30pm

# “Enjoy city centre garden living”



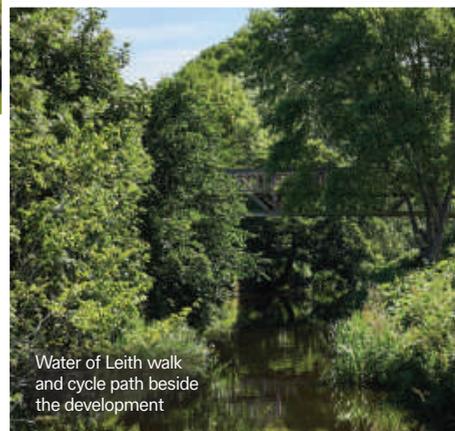
**Christie Turner**  
Canonmills Garden  
Sales Agent

If, like so many others, you are looking for your perfect home, then look no further. There are so many reasons to buy a new home:

- 1 Fixed Price, no need to pay above the asking price and don't miss out with offers over and closing dates.
- 2 Everything is brand new. You will be its first owner.
- 3 No DIY and home improvements - pack away your tool kit.
- 4 Peace of mind comes free with every new home - as properties are covered by warranties and guarantees.
- 5 Energy efficient homes - save money and the planet with new homes that don't cost the Earth!

Visit our beautiful Show Home and discuss the available homes with our Sales Team.

Nestled within Edinburgh's lively Canonmills area, and just a short distance from Stockbridge, Broughton and the Royal Botanic Gardens – Canonmills Garden is perfectly placed to cultivate your new way of living.



Water of Leith walk  
and cycle path beside  
the development

At Canonmills Garden we combine award winning and contemporary design with careful attention to the finer details.

Kitchens are by Kitchens International and bathrooms by Victor Paris.



Visit our Show Home - book an appointment online:

[canonmillsgarden.simplybook.it/v2/](https://canonmillsgarden.simplybook.it/v2/)

For more information please get in touch:

**0131 247 3742**  
[sales@canonmillsgarden.com](mailto:sales@canonmillsgarden.com)



# VIEW OUR SHOWHOMES PICTURE YOUR FUTURE JUST ASK CALA



A typical CALA showhome

If you are looking for a spacious and stylish 5 bedroom home, look no further than CALA Homes.

SHOWHOMES OPEN DAILY FROM 10TH OCTOBER

Prices from £575,000

QUEENSWOOD, SPRINGFIELD,  
LINLITHGOW, EH49 7LR  
01506 667 117 | CALA.CO.UK

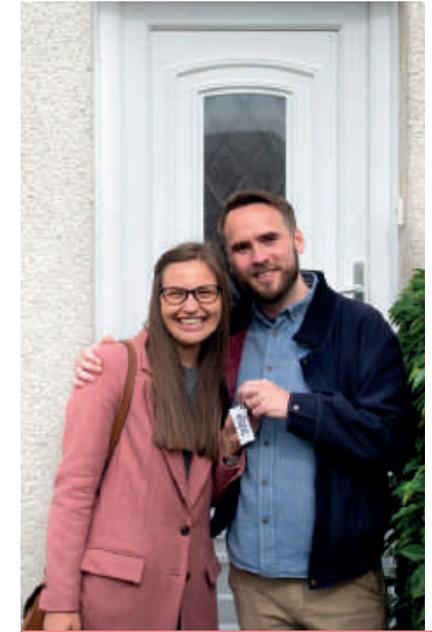


★★★★★ 5 star customer service

ESPC\_14OCT Prices are accurate at time of going to print. Images shown are taken from previous CALA Showhomes and feature, fittings, décor, flooring and soft furnishings which are not included as standard in a CALA home. Images are used to suggest possible finishes that can be achieved in your home at an additional cost. Please consult a CALA representative for further details. Some images have been enhanced. Telephone calls within the British Isles will be charged at local rate. Telephone calls may divert to a mobile service in which case call charges may vary. Calls may be recorded for training purposes. 5 stars awarded for customers' willingness to 'Recommend to a Friend' in findings of the survey undertaken by the Home Builders Federation 2018/19.

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## WELCOME

In our second issue of the ESPC magazine, we've packed in as much expert advice as possible. For buyers, there's advice on how to househunt in the "new normal", and for sellers, the benefits of offering virtual viewings when bringing your home to market are explored.

Many mortgage lenders have raised the minimum deposit amounts due to the impact of COVID-19 but that hasn't stopped Scottish first time buyers getting on the property ladder. The First Home Fund has proved popular in assisting them – Peter McGregor from ESPC Mortgages explains how this scheme works.

If you are a landlord or own some buy-to-let properties, you may wonder about the benefits of getting a letting agent to manage your property for you versus doing it yourself. Nicky Lloyd, Head of ESPC Lettings, offers advice on this, with emphasis on the importance of adhering to the latest guidance and legislation.

We have now most definitely left the warmth of summer behind and the chill of autumn has set in. After many months of spending as much of our time outdoors as possible, you may be loathed to confine yourself to the interior of your home in the coming months.

Our view is that a garden is for the whole year, not just for summer. Undoubtedly many of you

have spruced up the outdoor spaces of your home in recent months. We offer some tips on getting your garden ready for winter so you can still make the most of it.

And while the end of the year hasn't arrived yet, we're already casting our thoughts ahead to 2021 and so is Dulux. The paint brand recently announced their colour of the year for 2021 as Brave Ground, a warm neutral tone which pairs excellently with deeper brown colours as well as shades of cinnamon and caramel. We pick out some of our favourite Brave Ground products in this issue.

If you're on the hunt for a new home, keep an eye out for the properties featured throughout the magazine. They're easy to spot with a dark blue ESPC property sticker at the top. And remember, we have thousands more properties for sale on [espc.com](https://www.espc.com)



Happy reading.

**Claire Flynn**  
Editor

COVER IMAGE: Mind The Gap Aquafleur Aquamarine Wallpaper available from Ionian Interiors

ESPC (UK) Ltd: 107 George Street, Edinburgh, EH2 3BG  
TEL: 0131 624 8000

EDITORIAL: Claire Flynn, Will Fletcher  
ADVERTISING: Claire Boulton (07498 876315)  
Moyra Vivian (07498 876330)

EMAIL: [espcmagazine@espc.com](mailto:espcmagazine@espc.com)  
DESIGN: Melissa Meikle

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## WHINNEYBURN FARM, COLDINGHAM, EYEMOUTH, TD14 5UA

OFFERS OVER £950,000

5 2 3 N/A

ESPC PROPERTY



A stylish farmhouse property with a difference, contemporary and immaculately finished both inside and out, the flexible accommodation hosts family, friends, workspace and leisure with ease - with equestrian facilities extending some 17 acres and stunning sea views.

### VIEWING INFORMATION

Tel: 01573 922603





NOW AVAILABLE

# CAMMO TERRACE

## CAMMO TERRACE, EH4 - SUBURBAN SERENITY WEST OF THE CITY

Escape the rush of life in the city.

Cammo Terrace is a bespoke development of six luxury townhouses in Edinburgh, just a short drive from the City Centre, surrounded by leafy, suburban green areas and within walking distance of some of Edinburgh's most idyllic parks.

The area of Cammo is bordered by the delightful grounds of Cammo Estate and the River Almond. The wonderful open space on offer at Cammo Estate proves popular with dog walkers, families and those looking to escape the rush of life in the city. The nearby Dalmeny Estate boasts a wide choice of stunning shore paths, stretching north-west to South Queensferry or east towards Leith. The coast is also within easy reach of Cammo Terrace, with areas such as Cramond providing residents with miles of promenade, restaurants and retail areas.

These bespoke, high specification, new build, four bedroom family homes are spread out over three floors with rooflights positioned over the stairs in each house, enhancing the sense of space and natural light throughout.

The townhouses also boast spacious garages (with wiring for a car charging point) and private driveways to the front, as well as private landscaped gardens to the rear of the properties with composite decking.

On the ground floors, an open plan kitchen/dining room with patio doors leads to the private garden. Upstairs, on the first floor, is the expansive living room which is flooded with light from the glass doors that open to a Juliet balcony. There is an additional flexible storage room off the living room with possible alternative uses such as a home office. The master suite includes a spacious double bedroom, a large en suite bathroom, and a fully shelved dressing room. There are two further double bedrooms, one with an en suite, and a fourth double bedroom which could be used as a study.

The properties are fixed price, starting from £585,000. Available now, with 50% of the development already sold. Visit [cammoterrace.com](http://cammoterrace.com) or call 0131 322 2665 to find out more.



**A collection of new build luxurious 4-bedroom townhouses in Cammo, EH4, close to Edinburgh City Centre. These family homes with private gardens are available now, with fixed prices from £585,000.**

Contact us to find out more:  
[cammoterrace.com](http://cammoterrace.com)  
 0131 322 2665

## FIND THOUSANDS OF PROPERTIES AT ESPC.COM

Head to [espc.com](http://espc.com) to browse thousands of properties across many parts of Scotland

If you're searching for a new home, make sure to head to [espc.com](http://espc.com) where we advertise thousands of properties across Edinburgh, the Lothian, Fife, the Borders, central and west of Scotland, and Dumfries and Galloway.

A small selection of these properties are also featured in the ESPC magazine (look out for the dark blue ESPC property sticker to find these).

On [espc.com](http://espc.com), our simple search tool allows you to look by area (or even street name), number of bedrooms, price and property type. You can then narrow your search further using filter tools, such as homes with gardens or by energy rating.

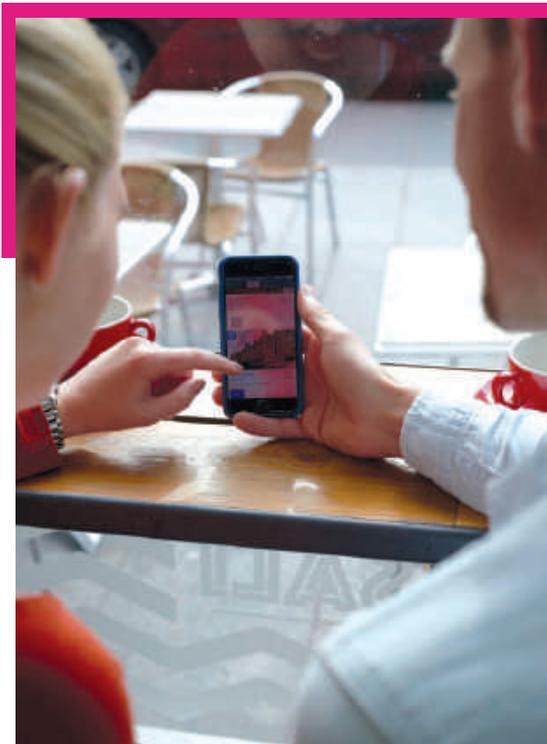
Plus, a feature unique to ESPC compared to other property websites is our search by school catchment function, which allows you to look at homes in the right school catchment area for your kids.

To make your property search even easier, we've recently updated our website so that you can browse photos of properties from the search results pages. You can also see how many bedrooms, bathrooms and reception rooms there are before clicking through to find out more about the property and make an enquiry.

Since property market restrictions were eased at the end of June, ESPC has received a very high number of property listings. It can therefore be tricky to stay up-to-date with new homes as they come to market.

To help you with that, we have My ESPC – by setting up an account you can save your property search requirements, so that you get an email when new homes comes to market that suit your needs. You can also place properties on your watchlist so that you're notified of any change of status, such as a closing date or if it comes back to market after being taken off.

Find your next home and sign up for My ESPC at [espc.com](http://espc.com)



## STYLISH LIVING IN THE GRANGE

Forming part of a Victorian terraced townhouse, this flat exudes contemporary style throughout.



# STYLISH LIVING IN THE GRANGE



Excellently positioned between the highly desirable areas of The Grange and Marchmont on Strathearn Road, this spacious two bedroom flat might be part of a Victorian building, but it feels modern and fresh throughout. Making the most of the natural light that floods the space, the property features light décor serving to emphasise the grand proportions of each room.

The property is accessed via a traditional shared vestibule which leads to the hallway and turned staircase. The flat forms the second floor of the terraced property. A carpeted entrance hall, which benefits from a storage cupboard, welcomes you to the property itself, which leads to the other rooms of the flat.

A beautiful sitting room captures your attention straight away with a striking fireplace and sanded floors. A pop of dark blue colour by the mantelpiece adds depth to the room. It is an ideal place to relax in the evenings. The property also benefits from a bright, well-equipped kitchen, with space for a small table and chairs.

There are two spacious double bedrooms in the property. The first has an inbuilt cupboard and both feature plenty of space for

additional furniture along with large windows, ensuring they feel light and airy. A sleek contemporary bathroom completes the accommodation.

The Grange is one of Edinburgh's most sought-after residential areas, known for its tree lined avenues and Victorian, Georgian and Edwardian homes. The shops and restaurants of the Princes Street and George Street are just over a mile away – you can choose between strolling through the vast green space of the Meadows or hopping on one of the many buses available nearby.

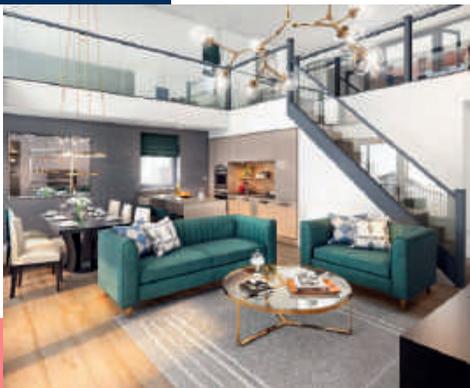
There are lots of shopping and leisure facilities in the neighbouring districts of Marchmont, Morningside, Bruntsfield and Newington, with a particularly diverse selection of independent stores and eateries. In addition to the Meadows, there's Holyrood Park and Blackford Hill nearby, offering plenty of easily accessible walking, running and cycling routes.

For families, there are numerous excellent schools in the area including the highly regarded James Gillespie's High School.

With a prime location and stunning interiors, this flat is a rare find.

16/3 STRATHEARN ROAD, GRANGE/MARCHMONT, EDINBURGH, EH9 2AE  
 OFFERS OVER £385,000  
 CONTACT: Call Lindsays on 0131 253 2327





## QUEENSBERRY PROPERTIES UNVEILS EXCLUSIVE RESIDENCES IN THE HEART OF EDINBURGH'S HISTORIC OLD TOWN

Multi-award-winning developer, Queensberry Properties, has launched its landmark development, Waverley Square, in the heart of the Scottish capital.

Uniquely located between the iconic Royal Mile and Edinburgh Waverley train station, Waverley Square forms part of the vibrant 7.5-acre/£240m New Waverley initiative. Scheduled for completion from spring 2021, the development showcases a range of one, two and three bedroom apartments, penthouses and mews, with prices in the current release starting from £385,000. Residents will also benefit from private basement parking, floor-to-ceiling windows, vast living spaces and a landscaped communal courtyard.

These exclusive apartments are perfectly positioned with a wide range of amenities right on the doorstep and quick links straight to the iconic Edinburgh Castle, thriving city centre and Scottish Parliament. Waverley station is only a three minute walk away, while Edinburgh Airport can be reached in as little as 25 minutes by car.

Hazel Davies, Sales & Marketing Director at Queensberry Properties, said: "We are delighted to bring this highly-acclaimed new development to the market, set in arguably one of the world's most desirable and historic locations. Waverley Square offers a wealth of amenities and unsurpassed connectivity right on the doorstep and is surrounded by striking architecture and a breath-taking city skyline, making it the ideal place to live, work and study."

For more information about Waverley Square or to book a virtual appointment, please call 0131 600 0210 or email [waverleysquare@queensberryproperties.co.uk](mailto:waverleysquare@queensberryproperties.co.uk). Alternatively, prospective buyers can access Queensberry Properties' virtual apartment selector system to explore the development and location from the comfort of their own home at [waverley-square.com](http://waverley-square.com)



QUEENSBERRY  
PROPERTIES



### WAVERLEY SQUARE EDINBURGH

Exclusive residences in the heart of Edinburgh's historic Old Town

PRICES FROM £385,000

- 66 stylish 1, 2 & 3 apartments, penthouses and mews
- Striking and contemporary architecture
- 59 secure basement parking spaces exclusively for residents
- Part of the 7.5 acre / £240m New Waverley regeneration initiative

ON SALE NOW

Call now to book your reservation appointment  
**0131 600 0210**

[waverleysquare@queensberryproperties.co.uk](mailto:waverleysquare@queensberryproperties.co.uk)  
[www.waverley-square.com](http://www.waverley-square.com)

# HOUSE PRICE REPORT SEPTEMBER 2020

In our first House Price Report since March, we look at various useful statistics to paint a picture of the Edinburgh, Lothians, Fife and Borders property market post-lockdown.

## KEY POINTS

**£266,149**  
average  
selling price

From July to September 2020, the average property selling price in Edinburgh, the Lothians, Fife and the Borders was £266,149, up 5.2% compared to the same period last year.

**48.2%**  
increase in  
homes coming  
to market

The number of homes coming to market in these areas during the last three months was up 48.2%.

**21**  
days for property  
to be placed  
under offer

The median number of days it took for properties in these areas to be placed under offer was 21, the same as last year.

From 1st July to 30th September 2020, the average selling price in Edinburgh, the Lothians, Fife and the Borders was £266,149, up 5.2% compared to the same period last year. This is also an increase compared to the first quarter of the year, during which the average selling price was £240,689.

In Edinburgh, the average selling price rose by 3% year-on-year to £283,453. Properties in the Borders and East Lothian experienced the greatest year-on-year increases in average selling price, up 16.2% and 15.4% respectively. Properties in Midlothian saw an increase of 7.9%, while properties in West Fife & Kinross saw an increase of 8.8%.

The past three months has seen a significant spike in the number of homes coming to market, up 48.2% year-on-year. In Edinburgh, there has been a 55.9% increase. This is to be expected due to lockdown restrictions preventing homes coming to market during the spring months, which would normally be a busy time of year for the property market.

However, in the past three months there has been a 32.3% drop in sales volume. This appears to be because of the sales and mortgage process taking longer than usual, due to the high volumes of activity after lockdown. Over the past three months, there has been a year-on-year uplift in the number of homes placed under offer.

Out of the homes brought to market, 88.1% were marketed as “offers over” compared to just 80.7% last year, which indicates confidence in current market conditions from agents and sellers.



On average, properties in Edinburgh, the Lothians, Fife and the Borders achieved 103.6% of Home Report valuation compared to 103.2%. 83.6% of properties in these areas were sold for at least Home Report valuation compared to 77.7% last year.

The median selling time of properties in Edinburgh, the Lothians, Fife and the Borders was 21 days, the same as last year. In Edinburgh, it was 19 days, also the same as last year. Properties in West Fife & Kinross saw the greatest reduction in selling time, at 21 days compared to 27 days last year.

The top selling property in terms of volume was three bedroom houses in Dunfermline, followed by two bedroom flats in Leith and one bedroom flats in Leith. Dunfermline and Leith were also the areas with the greatest volume of new homes coming to market.

Paul Hilton, CEO of ESPC, said: “It’s been three months since restrictions were relaxed on the Scottish property market, and it’s fair to say activity has surged during that time. There has been a significant uplift in the number of homes coming to market while

ESPC agents have reported being exceptionally busy with enquiries from buyers and sellers.

“Properties are selling well, with the average selling price up compared to last year and the first quarter of 2020. The increases in average selling price are particularly notable in the Scottish Borders and East Lothian.

“October brings the end of the furlough scheme and the First Home Fund is also closing to applications for this year, although it will be reopened next year. The First Home Fund has been useful for many first time buyers who might have struggled to save enough for the higher deposits currently required by lenders. This could therefore impact the demand levels for property, resulting in a drop in activity.

“However, based on the high levels of activity we have seen in recent months and what’s happened in the past, the Edinburgh and wider Scottish property market appears in a relatively stable position to tackle the economic uncertainties of the next quarter.”

## 5 RAVELSTON TERRACE, EDINBURGH, EH4 3EF

OFFERS OVER £915,000

5  2  4  D 

ESPC PROPERTY



A beautifully presented and spacious 5 bedroom terraced house situated in the desirable Ravelston area of Edinburgh. The property is set over 3 floors with stunning period features throughout. To the rear of the house is a very private, south facing garden and roof terrace.

### VIEWING INFORMATION

By appointment, call 0131 253 2521

SIMPSON  
& MARWICK

## HEWISBRIDGE, LIDDLESDALE VALLEY, NEWCASTLETON, TD9 0SQ

OFFERS OVER £825,000

4  3  3  N/A 

ESPC PROPERTY



An extended stone-built farmhouse and renovated 17th Century stone barn with 50 acres including mixed woodland with 11 acres grazing, stables and double bank fishing rights on the Little Water all tucked away in a rural idyll within the Liddlesdale Valley, Scottish Borders.

### VIEWING INFORMATION

Tel: 01573 922603

HASTIN&S

# SEARCHING FOR A HOME WITH ESPC

More than  
**2,800**

properties to view  
at [espc.com](http://espc.com)

Over  
**1,500**

new listings  
each month

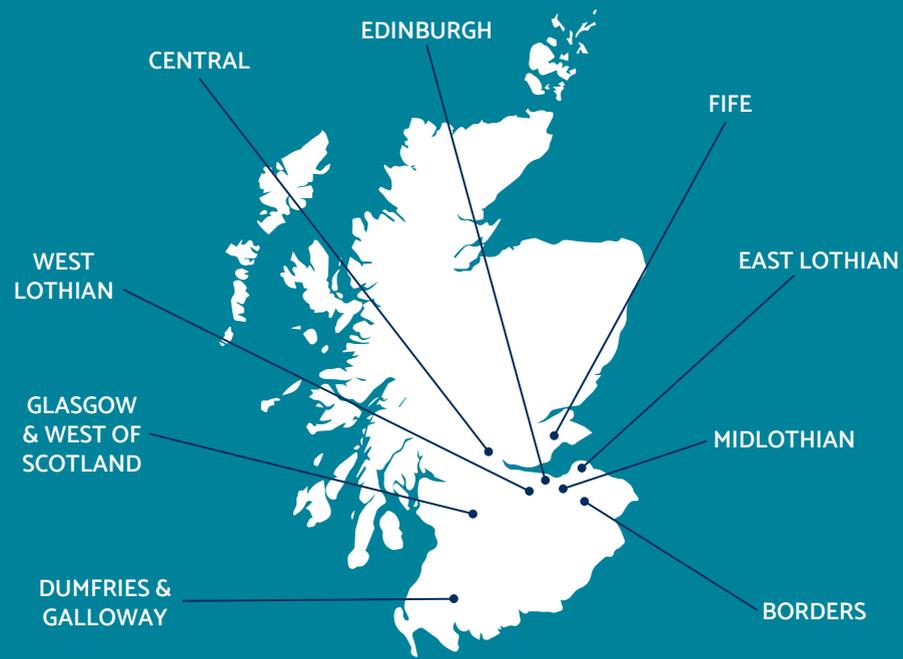
**160**  
solicitor estate  
agents

ready to help you buy  
and sell a home

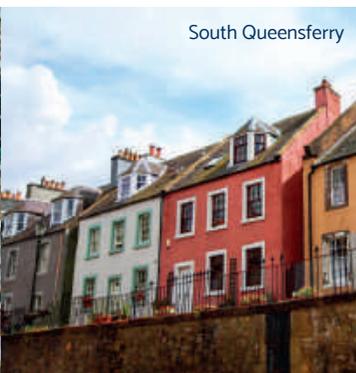
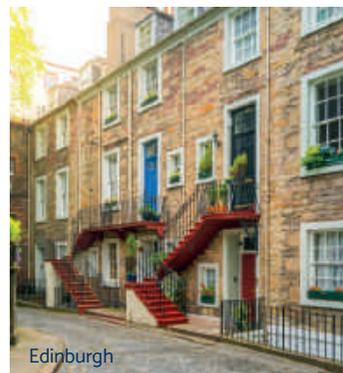
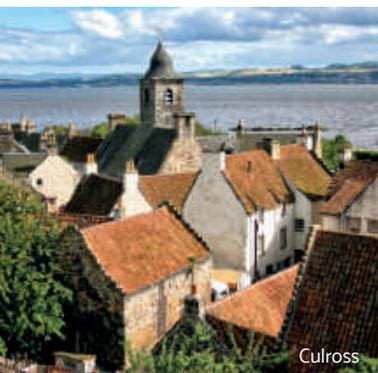
Dunfermline,  
Leith,  
Corstorphine

areas with the most  
new property listings recently

## ESPC AREAS



Local homes advertised for sale with ESPC first -  
look out for the Exclusive badge online.



# ST ANNE, 32 CARBERRY ROAD, INVERESK, MUSSELBURGH, EAST LOTHIAN, EH21 8PR

OFFERS OVER £725,000



ESPC PROPERTY



A generously proportioned detached period house with wonderful mature gardens to the rear. This delightful property has a contemporary extension, drawing room, dining room, kitchen/breakfast room, sunroom, bathroom and 2 shower rooms. There is also a carport and driveway.

## VIEWING INFORMATION

by appt tel Agent 01620 532654

SIMPSON  
& MARWICK

# 4A LOCKHARTON GARDENS, EDINBURGH, EH14 1AU

OFFERS OVER £595,000



ESPC PROPERTY



Beautiful home forming the ground and first floor levels of a striking Victorian Mansion house dating back to 1884. With a wealth of traditional features, there are 3 public rooms, 3 bedrooms and 2 bathrooms and a large and exclusive wrap around garden. Garage Nearby.

## VIEWING INFORMATION

Aberdein Considine on 0131 253 2723





Loche Back To Wall Bath In Brave Ground, Water Baths of Ashbourne, from £2,290, [waterbaths.co.uk](http://waterbaths.co.uk)

## BRAVE GROUND

Dulux announces the colour of the year for 2021 as Brave Ground



Julian Bowen Ravello Upholstered Bed With Deep Button Scroll, Cuckooland, £390, [cuckooland.com](http://cuckooland.com)



Dulux has named the colour of the year for 2021 as Brave Ground – this warm earthy tone works perfectly with darker browns, cinnamon, light beige hues and caramels.



Ottoman in Brave Ground, Made Below, £458, [madebelow.co.uk](http://madebelow.co.uk)



Stafford Linen Dining Chair In Sand, OKA UK, £365, [oka.com](http://oka.com)



Beige Frills Cushion, Rose & Grey, £45, [roseandgrey.co.uk](http://roseandgrey.co.uk)



Chapter Carpet In Warm, Lifestyle Floors, £14.99 per square metre, [lifestyle-floors.co.uk](http://lifestyle-floors.co.uk)

## IS THIS THE REAL LIFE OR VIRTUAL REALITY?

Ron Hastings, Director of Hastings Legal, discusses the importance of virtual reality in property marketing.

The strange new world during lockdown highlighted virtual reality's (VR) pivotal role within the property sector. For many, with the prolonged stint at home and real-time viewing out of the question, VR technology substituted by giving viewers a 360-degree tour of the inside and outside of a property.

Used in conjunction with drone footage, which gives an aerial perspective of a property within its setting, this can be very effective in the marketing of a property. As the property market and viewings in Scotland started back up at the end of June after months of inactivity, the moving house guidelines from the Scottish Government placed great value on virtual tours as the preferred first option before a physical viewing.

Going forward, VR will continue to be of benefit particularly for people with limited mobility for whom travelling is difficult, as well as those planning a move to a different region or country.

Most prospective buyers start their property search online. Beautifully-presented properties that stand out from the rest, and incorporate top quality photography and video technology, will be more memorable, attract more hits, and maximise a home's desirability and ultimately, its sale outcome.

Good photography and VR are essential tools in the armoury, particularly for properties with an outstanding location and fantastic surroundings. Drone footage allows interested



buyers to see the location and gardens, while a virtual tour round the property allows them to see the layout and interiors.

While it's extremely unlikely the virtual world will ever truly rival the real experience, VR has proved its place within the property profession. Including a virtual tour makes sense to viewers used to viewing online and helps encourage serious buyers while limiting physical contact and movement around the country. This can also help reduce the risk of viewing in the "new normal".

Find out more about Hastings Legal at [hastingslegal.co.uk](http://hastingslegal.co.uk), or contact the team at 01573 225999.



## DUO OF SHOWHOMES LAUNCH IN LINLITHGOW

Two contrasting five-bedroom showhomes "shaped by the past year" are set to tempt families out to a new destination development in Linlithgow.

Buyers can soon envisage their dream lifestyle at Queenswood by CALA Homes (East), situated in the famous ancient town and within easy reach of Edinburgh.

The showhomes, The Lowther and The Macrae, are from CALA's exclusive Light and Space Collection – and feature interior design by the renowned Eileen Kesson of Envision. Their opening on Saturday 10th October coincides with the highly-anticipated launch of CALA's sales office on-site, with viewings available daily.

Incorporating 40 detached homes and averaging more than 2,000 square feet, buyers are being encouraged to act quickly to secure a move to Queenswood before Christmas following a run of off-plan reservations.

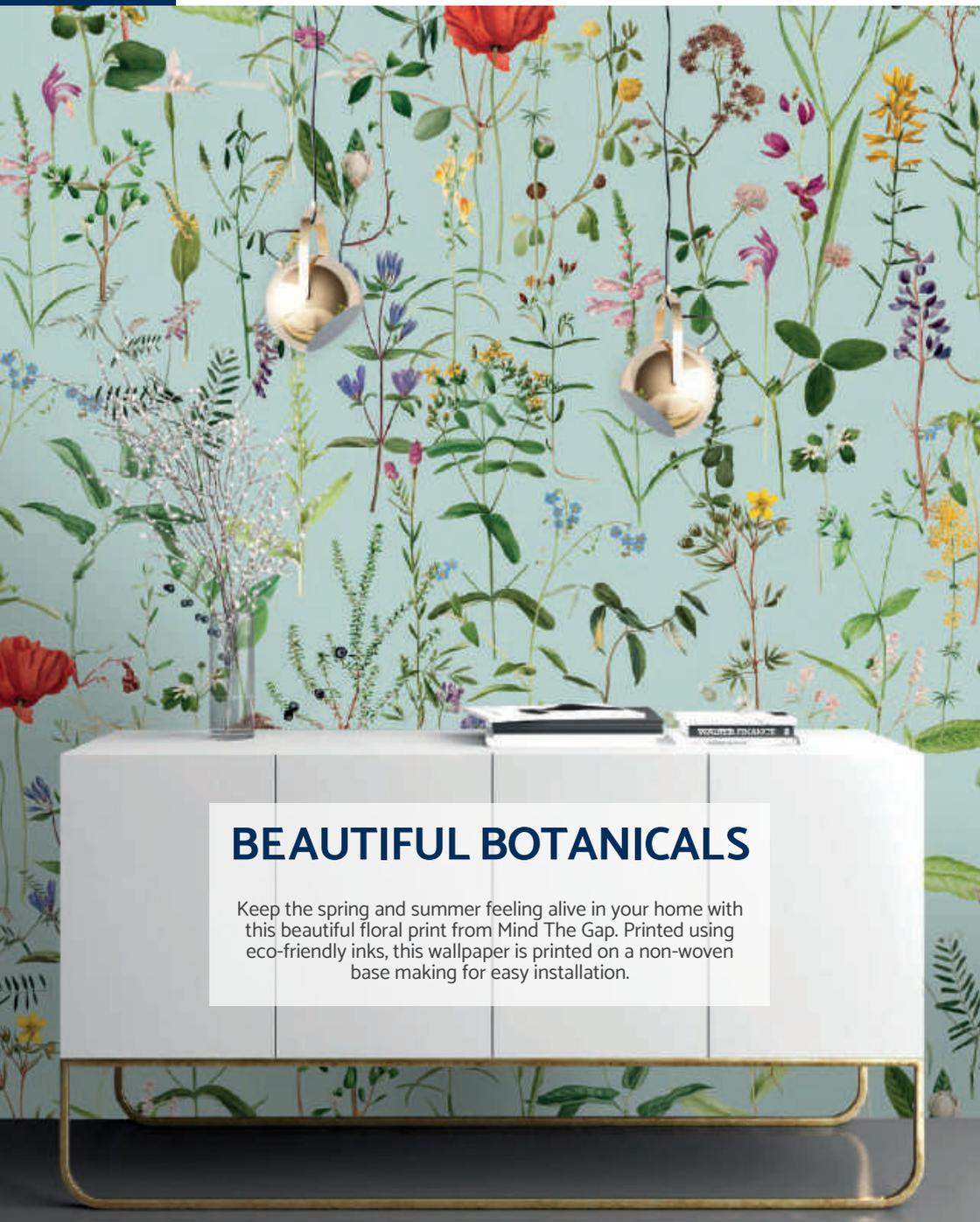
Philip Hogg, Sales and Marketing Director with CALA Homes (East), said: "For so many, the past year has forced us to rethink our homes and our priorities. Not only do we want the perfect home-working space, but we want spacious, flexible family living and connecting gardens, plus those private more formal rooms for entertaining. These homes deliver all this without compromise."

Interior Designer Eileen Kesson, said: "For The Macrae we wanted to create a very forward-fashion design, having lots of fun with cutting-edge trends. It's dark and moody while remaining practical. The Lowther is clean and modern, light and with a 'watercolour' palette. Between them I hope they really inspire potential purchasers."

Each home is part of CALA's award-winning Light and Space range, designed to bathe each property in natural light – and benefit from beautiful specification including folding doors from the open-plan kitchen. The development is in a desirable setting with Kingsfield Golf Course and Linlithgow Palace a short walk away.

Queenswood is also ideal for city commuters with Edinburgh and Glasgow a short distance away via the M9 motorway, or by train from Linlithgow station. The nearby Union Canal and Linlithgow loch are ideal for outdoor enthusiasts, joggers and cyclists.

Properties in Queenswood's first phase are from £575,000. For more information, visit [cala.co.uk](http://cala.co.uk) or call 01968 458 517.



## BEAUTIFUL BOTANICALS

Keep the spring and summer feeling alive in your home with this beautiful floral print from Mind The Gap. Printed using eco-friendly inks, this wallpaper is printed on a non-woven base making for easy installation.

Mind The Gap Aquafleur Aquamarine Wallpaper, Ionian Interiors, £175 per pack, [ionianinteriors.com](http://ionianinteriors.com)



## TAKE A TOUR OF THIS SPECTACULAR HOME AT THE PLAYFAIR

A truly unique space, this contemporary two-bedroom apartment is currently for sale at The Playfair at Donaldson's – one of Edinburgh's most iconic historic buildings that has been restored and converted by City & Country.

Spread across 1,477 square feet, this south-facing duplex apartment boasts some incredible features, including a unique circular stairwell, period fireplaces, original exposed beams, fine plasterwork and restored windows and shutters.

The apartment is flooded with natural light and provides beautiful views onto The Playfair's central courtyard. The principle bedroom benefits from fitted wardrobes and an en suite with freestanding tear-drop bath. The second bedroom also has its own stylish shower room, and both bedrooms benefit from space for a study for those looking to work from home.

### COMBINING OLD AND NEW

Purchasers at The Playfair can enjoy a rare combination of minimalist design and period elegance, thanks to a new partnership with Scandinavian interior design company BoConcept, who can provide a personalised interior styling service.

Buyers will receive "welcome packs" comprising £250 design vouchers to spend at the Edinburgh store, a bespoke interior design

and spatial planning service, as well as delivery and installation of any products purchased through them.

### THE PLACE TO BE

The Playfair was built in the 1840s and the former college is situated just moments from Haymarket station amidst 16 acres of elegant grounds. The outstanding restoration and conversion is down to City & Country – the UK's leading developer of heritage buildings.

Residents can make the most of communal areas of The Playfair, such as the grand entrance hall, Club Room and Chapel Room. Meanwhile, the sweeping parkland and landscaped grounds have been transformed to provide idyllic outdoor spaces to relax and enjoy the views of the outstanding building and beyond. Residents will also benefit from a dedicate concierge service.

105 The Playfair is priced at £850,000. Prices for other homes range from £425,000 - £1,600,000. For more information on any of the apartments currently available at The Playfair Donaldson's, call 0131 341 5102, or visit [cityandcountry.co.uk](http://cityandcountry.co.uk).

# A LIVELY RURAL COMMUNITY, SURROUNDED BY STUNNING COUNTRYSIDE...

Located on the River Tyne in the historic market town of Haddington, Letham Views by **Stewart Milne Homes** is a wonderful place for family living. With fast and easy transport links to Edinburgh, the coastline and surrounding local towns and villages, you're never far from the perfect day out.



## Location

The historic market town of Haddington lies on the River Tyne approximately eighteen miles east of Edinburgh and situated in the heart of East Lothian's attractive countryside.

## Living Life

The town itself boasts an excellent range of local shops, sports centre with swimming pool, schooling for all ages, a good choice of pubs, restaurants and numerous golf courses.

Haddington is perfect for family living offering a wide range of social and cultural activities generated by the lively local community, including the farmer's market which takes place on the last Saturday of every month.

## Education

Local schools include Haddington Primary School, St Mary's RC Primary School and Knox Academy.

## Travel Links

Edinburgh city centre, the Fort Kinnaird Leisure and Retail Park, the Asda Hypermarket at the Jewel, Edinburgh Airport and motorway

links to the north, south and west are all easily accessible via the A1. The A1 expressway to Dunbar also provides easy access to the south. There are also good public transport services to and from Edinburgh City Centre and surrounding towns and villages along the coastline.

## Around and About

- Lovely North Berwick and the surrounding beaches are only a 22 minute drive away.
- The market town of Haddington has a Farmers' Market which takes place on the last Saturday of every month.

- Take a stroll along the riverbank and visit the 14th century St Mary's Church – the largest parish church in Scotland – open for weekend tours throughout the summer.

- The John Gray Centre in Haddington houses a library, archives, museum and local history centre as well as tourist information.

- Relax in St Mary's Pleasance, a beautiful private garden adjacent to Haddington House which dates from 1648. Open all year round.

- The pretty village of Gifford, with its picturesque houses, church and town square is located at the foot of the Lammermuirs a few miles south of Haddington. Here you can also visit the ancient ruins of Yester Castle.

- Nearby is Traprain Law, the site of an old Iron Age Fort and Hailes castle located on the banks of the River Tyne.

- There are a number of local cafes and restaurants including Falko, Diggory's Coffee Shop and The Waterside Bistro.

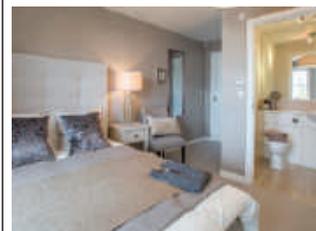
- The National Museum of Flight is well worth a visit and is just a 10 minute drive away from Haddington in East Fortune.

- Some of the East of Scotland's best beaches can be reached within a half hour drive, including Gullane, Yellowcraigs and North Berwick.

- Haddington also has its own skatepark and golf club.

The Letham Views sales office is open Thu - Mon, 10:30am - 5:30pm by appointment only.

For further information call 0845 305 8197 or visit [www.stewartmilnehomes.com](http://www.stewartmilnehomes.com)



# Letham Views

## HADDINGTON



## THE ADAM

1st Floor Spacious Apartment | Plot 50 | £214,000

AVAILABLE WITH FIRST HOME FUND\*



## THE HARROWDALE

5 bedroom Mid Terrace home | Plot 40 | £261,000

AVAILABLE WITH PART EXCHANGE\*

Showhomes and marketing suite open Thu - Mon, 10.30am to 5.30pm (by appointment only).  
0845 305 8197 | [lethamviews@stewartmilne.com](mailto:lethamviews@stewartmilne.com)  
[stewartmilnehomes.com](http://stewartmilnehomes.com)

STEWART  
**Milne**  
HOMES

\*The offers detailed are available on selected homes only. Offers are subject to status. Terms and conditions apply. Visit [www.gov.scot/policies/homeowners/first-home-fund](http://www.gov.scot/policies/homeowners/first-home-fund). See website for details, subject to contract and status. Images shown reflect the varying styles and sizes of typical Stewart Milne homes and are intended to illustrate typical styles and finishes only. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE OR ANY DEBT SECURED ON IT. Terms and conditions apply. Prices correct at time of going to press.

29B MANSE ROAD,  
ROSLIN, EH25 9LG

OFFERS OVER £520,000



ESPC PROPERTY



Beautiful detached bungalow offering an attractive and versatile accommodation comprising of a vestibule, hallway, lounge, impressive and elegantly designed open plan kitchen/sitting/dining room, five bedrooms (one with en-suite) and bathroom. The property has a large enclosed garden, spacious driveway and double garage. Viewing is a must.

VIEWING INFORMATION

By appointment Tel: 0131 253 2327  
Virtual viewing available online

lindsay's

THE GRANARY, WESTER BALGARVIE,  
CUPAR, KY15 4NE

OFFERS OVER £485,000



ESPC PROPERTY



Surrounded by picturesque countryside with awe-inspiring views of endless farmland, this stunning two-reception room, four-bedroom country home (with extensive parking) is part of the exclusive Granary Steadings of Wester Balgarvie Farm in Cupar, boasting substantial glazing and sumptuous interiors with generous proportions, covering 2400 square feet.

VIEWING INFORMATION

Tel: 01334 862690 By Appointment

Thorntons  
The right way to move

## THE FIRST HOME FUND EXPLAINED

The First Home Fund has proved so popular in recent months that the Scottish Government has closed applications for this financial year, but plans to reopen it next year. Peter McGregor, Independent Mortgage Adviser with ESPC Mortgages, explains how the scheme works.

The First Home Fund is a shared equity scheme offered by the Scottish Government to assist first time buyers in Scotland. The scheme provides individual first time buyers or couples (as long as at least one is a first time buyer) with a sum of up to £25,000 toward the purchase price of a new home. The property can be either a new build or an resale property.

There is no interest or rent element payable on the £25,000 contribution. Instead the Scottish Government will own a percentage stake in the property based on the amount of contribution compared to the value/purchase price of the property (for example, if a £15,000 loan is offered for a property costing £100,000, the Scottish Government would own a 15% share in the property).

This will need to be repaid when the property is sold or before then if the homeowner's financial situation allows for this. The amount to be repaid will be dependent on the future value of the property and will be the percentage that was originally contributed from the Scottish Government funds.

The Scottish Government financial contribution must be used toward the deposit on the property up to the valuation amount. Lenders would also need a contribution of 5% of the buyer's own funds toward the deposit. It should be noted that none of the funding can be used to bid over the valuation of the property, this would need to be funded from the buyer's own resources on top of their own 5% deposit contribution.

Due to the high number of applications received in the summer months, the Scottish

Government closed the scheme to new applications at the start of October for transactions due to complete this financial year. However, due to the popularity of the scheme, they plan to reopen it for applications in the new year for the 2021/22 financial year.

ESPC Mortgages is a team of expert independent mortgage advisers – contact the team on 0131 253 2920 or [fenquiries@espc.com](mailto:fenquiries@espc.com) or visit [espc.com/mortgages](http://espc.com/mortgages) to find out more.



The information contained in this article is provided in good faith. Whilst every care has been taken in the preparation of the information, no responsibility is accepted for any errors which, despite our precautions, it may contain. No individual mortgage advice is given, nor intended to be given in this article.

The initial consultation with an adviser is free and without obligation. Thereafter, ESPC Mortgages charges for mortgage advice are usually £350 (£295 for first time buyers). YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED AGAINST IT.

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## HOUSEHUNTING IN THE “NEW NORMAL”

Lyndsey Beckwith, Area Director of Property Sales at Gilson Gray, provides tips on how to househunt in the “new normal”.

Over the past few months we have all had to adapt to a “new normal” in many aspects of life and the property market is no exception to this.

With activity levels at an all-time high and restrictions to control the numbers of people we interact with, where do you begin with your house hunting when gone are the days of open viewings?

Make use of the marketing material on offer – at Gilson Gray we have always believed in having good quality photographs and a floorplan, and never more so than now. Study these and imagine how your furniture would fit in and how you see yourself making a home there.

Download the Home Report and have a good read through this. It is always tempting to just scroll to see the 1, 2, 3 grading and then the valuation, but it really is worth reading the detail. Make sure you go right to the end of the document as here you can often find a specialist report which can provide more detail to something flagged up earlier. For example,

maybe damp was mentioned but there could be a report showing that the damp has now been rectified and is no longer a problem.

You now must view a property virtually in the first instance if possible. At Gilson Gray we will send you a video tour – we have had a lot of positive feedback about how these videos give you a really good feel for the property.

If you then decide you are keen to view in person, you can make an appointment and will be issued the guidelines which must be followed to allow these viewings to take place. We have found viewings have been working really well and both sellers and buyers generally feel comfortable carrying these out.

Of course, the process is somewhat different from what we were used to. However, we are delighted to still be able to help people sell and buy all whilst ensuring the safety of our clients, viewers and employees.

Find out more about Gilson Gray at [gilsongray.co.uk](http://gilsongray.co.uk), or contact the team on 0131 516 5354.



## RANDOLPH CRESCENT: A RENOVATION WITH STYLE

Georgian townhouses steeped in history.

Randolph Crescent offers 23 spacious apartments set across three handsome Georgian townhouses in the heart of Edinburgh's prestigious New Town, within easy walking distance of all of the city's many attractions. Just a few minutes downhill sits the charming village of Stockbridge, an area packed with dozens of independent boutiques, restaurants, cafés and pubs on the Water of Leith.

The Georgian townhouses are steeped in history. Designed in 1822 by Jon Gillespie Graham, these elegant Grade-A Listed buildings with their fine façade once housed the French Consulate.

The property's jewel in the crown are the outstanding views to the rear of the building. The elevated views out over the Dean Valley provide a sense of drama, while both the front and rear of the building overlooks the attractive green spaces of the Moray Feu, to which access may be obtained.

Randolph Crescent's apartments reimagine a historic building in a vibrant new context fit for 21st century living. All the living spaces are

designed to perfect proportions which make them special places to linger in, with natural light flooding through the large sash windows.

A sensitive, design led approach to the interiors has been taken, restoring these wonderful townhouses to create exciting new dwellings. That meant respecting a gamut of original features such as cornices, panelling and a cupola which pours light down the shared stairs to the ground floor.

The grandest rooms are occupied by kitchen, living and dining areas. These open plan living spaces make for light and airy contemporary living.

### The Developer:

Square and Crescent is a residential developer and contractor with a primary focus on the acquisition, development and refurbishment of prime Georgian and Victorian properties and the creation of spectacular new-build apartments within their grounds.

To find out more about these stunning conversion apartments, please call 0131 603 8357 or visit [randolphcrescent.co.uk](http://randolphcrescent.co.uk)



## RANDOLPH CRESCENT EDINBURGH, EH3



LUXURIOUS CITY CENTRE APARTMENTS  
WITH STUNNING VIEWS OVER DEAN VALLEY



1, 3 & 4 BEDROOM APARTMENTS  
AVAILABLE NOW  
PRICES FROM £385,000

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[RANDOLPHCRESCENT.CO.UK](http://RANDOLPHCRESCENT.CO.UK)



SQUARE & CRESCENT

# LEITH LIFE

Find out why the port district is such a popular place to live.

“With a vibrant history, Leith has seen a lot of regeneration over the years with the tram extension works now underway to connect the area even further. With its wide array of independent bistros, restaurants, bars and shops, it is hugely popular for those looking for something a bit out of the ordinary. Locals and visitors love to walk along the Water of Leith or in the large open spaces of Leith Links and Pilrig Park.

Jordan MacKay, Branch Manager at Aberdeen Considine

It’s no secret that Leith is one of the coolest places to live in Edinburgh. The vibrant port district is home to top class restaurants, some of the city’s best bars, vast green spaces, independent shops and a great selection of property.

Whether you’re after a trendy flat in a modern development or a traditional tenement property or even a house with a garden, there’s a great selection of homes in Leith to suit all buyers. And for those that opt for a flat, there’s no need to worry about a lack of outdoor space with the vast green spaces of Leith Links, Pilrig Park and Montgomery Street Park in the area.



Leith Links



The Shore

Plus, keen cyclists and runners can make use of the leafy Water of Leith walkway, which winds through the city centre right to Balerno. Or you can use the Restalrig Railway Path to head down to Portobello Beach.

Leith is also home to great public transport links. Bus routes connect it to all other parts of the city while Waverley train station is handily positioned at the eastern side of town, not far from the top of Leith Walk. The city’s tram route is currently being extended down Leith Walk to Newhaven – once the work is complete, Edinburgh Airport will be easy to get to.

There’s a great range of shops in the port district. From vintage and charity shops to Lidl and Tesco superstores, you shouldn’t have to venture too far to get what you need. There’s even a weekly farmer’s market at Leith docks with food, crafts and more available.

But one of the main reasons Leith is renowned as one of Edinburgh’s top places to live is the bar and restaurant scene. From Michelin starred restaurants like The Kitchin to trendy drink and burger joints like The Lioness of Leith, it has it all. The Shore in particular is packed full of great eateries and drinking spots. And street food fans cannot miss The Pitt Market, on most weekends.

Find your next home in Leith at [espc.com](http://espc.com)



The Pitt Market (Alix McIntosh)



Simply Stunning

whichever way you look at it



**PAVILION**  
AMA HOMES ON KINNEAR ROAD

Whether you're enjoying the exquisite detailing of the apartment interiors, or admiring the uninterrupted views of the Edinburgh skyline from the private, south-facing terrace, Pavilion doesn't disappoint. Only 7 of the 16 two and three bedroom luxury apartments remain, so if you want to experience Pavilion for yourself, you need to be quick.

To arrange a private viewing of the remaining apartments, contact Behnam Afshar on 07967 322 025 or email [behnama@amanewtown.co.uk](mailto:behnama@amanewtown.co.uk)

Prices from £1,180,000



When Quality Matters

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



Making the most of  
a prime location

When it comes to constructing landmark buildings in Edinburgh, AMA Homes has been at the forefront of residential development for over 30 years. And with Pavilion, their latest development of 16 luxury apartments on Kinnear Road in Inverleith, the challenge was to come up with a design which made the most of the site's many assets.

"I had known and admired the site for many years," explains AMA Marketing Director, Behnam Afshar. "So when we were offered the opportunity to buy it, there was only ever going to be one answer."

It's easy to see the appeal, sitting as it does on one of Edinburgh's most exclusive streets. "Being on the south side of the street you get magnificent views across playing fields and parkland to the city skyline," continues Behnam. "We just needed to make sure we did the it justice."

AMA approached the multi-award-winning practice Richard Murphy Architects to come up with the design, and they didn't disappoint.

Finished in natural sandstone and featuring columns of tall windows, the street-facing elevation fits in well with the fabric of the city and has a contemporary elegance.

To the rear, however, the stone gives way to a wall of glazing, making the most of the south-facing aspect and the city views. The wall of glass is created using patio doors, which open wide to connect the living rooms with generous private balconies or landscaped gardens.

Inside, the spacious open-plan rooms allow for



expansive and stylish living and are finished with the attention to detail and finesse that buyers have come to expect of an AMA home.

"I think we've created something special," says Behnam. And buyers would seem to agree. There are now only 7 two and three bedroom apartments remaining. So if you're looking for the ultimate Edinburgh 'room with a view', you'll need to get a move on!

Prices start at £1,180,000. To arrange a private viewing contact Behnam on 07967 322 025 or email [behnama@amanewtown.co.uk](mailto:behnama@amanewtown.co.uk)

## A COTTAGE WITH A VIEW

Positioned on a hill, this characterful cottage in Leven boasts spectacular views.



# A COTTAGE WITH A VIEW



If you've been looking for a charming home in the countryside, look no further. West Cottage near Leven is an idyllic country cottage. Set on the Lahill Craig hillside, it boasts magnificent views across the Firth of Forth to East Lothian, and Edinburgh. Accessed via the Lahill Craig Farm, the property enjoys privacy and seclusion due to being the last house on the road.

Internally, the accommodation of the home is conveniently arranged over one level. The entrance hall leads to a dual-aspect lounge which features solid oak flooring and an open fire, perfect for cosy nights in during the colder months.

West Cottage has two bedrooms – the master offers a fantastic outlook and benefits from an en suite shower room. The second bedroom is positioned at the opposite end of the house to the master bedroom, adjacent to the family bathroom.

The dining kitchen is flooded with natural light, thanks to dual-aspect windows. Modern and stylish, it features pale wood units and worktops, neutral floor tiles and ample space for a table and chairs.

The beautiful south-facing garden is one of the highlights of this lovely home. It features pretty flower beds, a well-kept lawn area and patio areas for alfresco dining or simply sitting and enjoying the breath-taking views.

And if it's too cold or rainy to sit outside, the home has a conservatory with direct access to the garden. It's the perfect place to curl up with a cup of tea and a good book, while also taking in the outlook over the Firth of Forth. West Cottage also benefits from an outhouse which provides useful additional storage space and there is parking space for several cars.

While the property benefits from a rural location, it is only a 15 minute drive from the seaside town of Leven which has a range of amenities. Dunfermline is a 45 minute drive away while Edinburgh is just over an hour away.

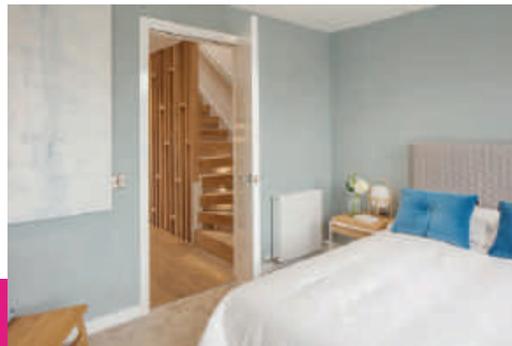
Surrounded by countryside and offering superb views, West Cottage would make an ideal home for someone hoping to retreat to more rural surroundings.



WEST COTTAGE, LAHILL CRAIG FARM, LEVEN, KY8 5QS | OFFERS OVER £345,000

CONTACT: Call Thorntons on 01333 252978





## SUMPTUOUS TOWNHOUSE LIVING, MINUTES FROM STOCKBRIDGE

If you've been searching for a contemporary family home in Stockbridge, we may have found the one.

Wemyss Properties has unveiled a boutique development of eight architect-designed townhouses on Craigleith Road, minutes from Stockbridge. And a beautiful showhome is now open for viewing.

The four bed properties are over three floors, with three balconies, and extend to 1,600 square feet, ideal for families and with potential for home working.

Featuring a brick and metal-clad design, the development offers enticing views of Edinburgh Castle and the city's skyline. An expansive skylight and "open" feature staircase allow sunlight to flood in.

The entrance hallway leads to a magnificent open plan living, dining and kitchen space that extends from the front to the back of the property, and leads to a private patio and garden.

On the first floor the principal and second bedroom have en suite facilities. A utility/laundry room and balcony also feature.

Two further double bedrooms – or additional living and/or working space – are located on the top floor, each with a balcony, plus a spacious family bathroom.

Kitchens are by Riddell & Coghill with a choice of door finishes, Silestone work surfaces and glass splashbacks. Appliances are by Siemens. Bathroom fittings are by Starck, Laufen and Vado Origins.

Each property has designated off-street parking, and front and back garden space.

The development lies in the catchment area for Flora Stevenson Primary, Broughton High, Stewart's Melville and Fettes colleges. The city centre is 15 minutes away, with a wealth of shops, restaurants and parks close by, including the Royal Botanic Garden.

The properties are fixed price, starting from £750,000. For further information or to arrange a viewing, contact the selling agents on 0131 243 3856 or [wemyssproperties.com](http://wemyssproperties.com)



## CRAIGLEITH ROAD EDINBURGH

# SHOW HOME NOW OPEN

Eight 4-bedroom townhouses

Get in touch for more information:

0131 225 9305

[www.wemyssproperties.com](http://www.wemyssproperties.com)

## 2 FORMONTHILLS LANE, GLENROTHES, KY6 3EL

OFFERS OVER £485,000



ESPC PROPERTY



This substantial modern detached house in Glenrothes boasts versatile, generously proportioned accommodation, including six bedrooms, three bathrooms, and multiple reception areas with a congenial flowing layout.

### VIEWING INFORMATION

Tel: 01592 332063 By Appointment

**Thorntons**  
The right way to move

## 28/8 SIMPSON LOAN, QUARTERMILE, EDINBURGH EH3 9GG

OFFERS OVER £445,000



ESPC PROPERTY

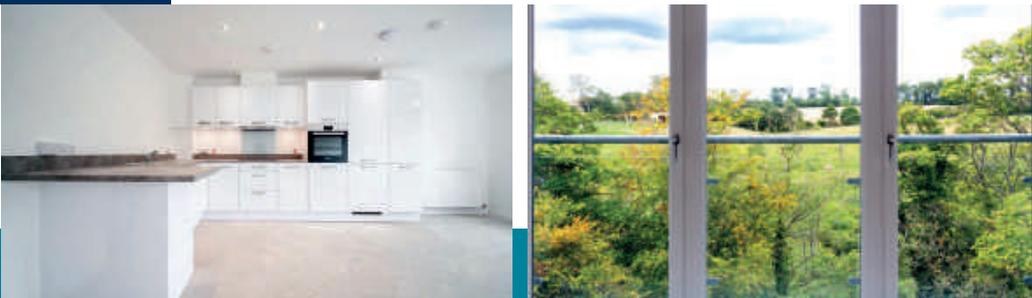


Stylish two bedroom second floor apartment situated in the exclusive Quatermile development, with a 24-hour concierge service providing manned and camera security. The flat also enjoys use of communal private garden grounds and is also situated next to Edinburgh's most cherished green space, The Meadows.

### VIEWING INFORMATION

By appt. Contact GG - 0131 516 5366  
propertysales@gilsongray.co.uk

**GILSON GRAY**  
LAW • PROPERTY • FINANCE



## THE FIRS AT RIVERMILL NOW LAUNCHED FOR SALE

A collection of only 12 apartments built by Dunhaven Homes.

The Firs at Rivermill is located by the Water of Leith in the village of Currie, just six miles from Edinburgh city centre. These stylish two and three bedroom apartments start from only £211,200 and are available through the Golden Share affordable housing scheme.

### WHAT IS GOLDEN SHARE?

Golden Share is an approved affordable housing tenure within the City of Edinburgh Council's Affordable Housing Policy. The properties are sold at 80% of Open Market Value making them affordable to those who could not afford to purchase a similar home of its size in that area.

The property has a simple price cap – you own 100% of the property but its price is capped at 80% of the market value on first sale and all subsequent resales.

### AM I ELIGIBLE TO PURCHASE A GOLDEN SHARE HOME?

- You must be a person with a connection with the Lothians either through employment, family or cultural networks, and be able to evidence that the open market value of the property was not affordable to you.
- You must reside in the apartment as your permanent home. Letting or sub-letting the property is not permitted.

- The maximum residual savings you have after purchasing and furnishing your property should not exceed £6,000.

It's really straightforward to evidence all of that – you would just need to present a form of ID, a utility bill, your last three payslips and your last three monthly bank statements. In some cases, further evidence may be required. Evidence of not being able to afford the full market value may be provided in many ways, the most common being from a mortgage lender stipulating the maximum borrowing you would be permitted.

### ARE THERE ANY OTHER BENEFITS?

Following the Scottish Government's temporary change to the zero tax LBTT threshold, there is no LBTT to pay on these properties.

The homes at Rivermill The Firs all have a fixed price and come with the peace of mind of buying new and all properties benefit from a 10-year NHBC guarantee.

If you are interested in finding out more about Rivermill The Firs, please contact Dunhaven Homes' selling agents on 0131 247 3770 or visit [dunhavenhomes.co.uk](http://dunhavenhomes.co.uk).

# THE FIRS AT RIVERMILL ON SALE NOW

*Reserve your new home and move in this year.*

Stylish apartments in idyllic setting by the Water of Leith at Currie, with all the benefits of suburban living



- Luxury kitchens designed by Kitchens International with appliances by Bosch
- Beautifully designed open-plan living
- Available through the Golden Share affordable housing scheme\*
- Following the Scottish Government's relief of LBTT, there is no LBTT to pay

**Call our Selling Agents now to book your appointment on 0131 247 3770**

**Or visit [dunhavenhomes.co.uk/golden-share](http://dunhavenhomes.co.uk/golden-share)**

*RiverMill*

**2 & 3 bedroom apartments starting from £211,200**



\*Purchasers must demonstrate that they are eligible and provide the necessary evidence

## 48/6 SOUTH CLERK STREET, EDINBURGH, EH8 9PS

OFFERS OVER £410,000



ESPC PROPERTY



Spacious and light third (top) floor apartment with original features and flexible modernised accommodation comprising five bedrooms, a fitted/equipped kitchen/dining room, a Box Room/Lounge and bathroom. GCH. Shared landscaped garden. HMO Licence for 5.

### VIEWING INFORMATION

Tel: 0131 253 2994



## 39 LAWRIE REILLY PLACE, EDINBURGH, EH7 5EU

OFFERS OVER £380,000



ESPC PROPERTY



Tucked away at the end of a no through road is this most impressive Semi Det. linked House. Offering contemporary living with large lounge, modern dining kitchen, 3 bedrooms, 2 bathrooms and a WC. Externally there is a large sun terrace, secluded garden and gated car port.

### VIEWING INFORMATION

Aberdein Considine on 0131 253 2723



## WINTER GARDEN TIPS

Here are some tips on preparing the outdoor space of your home so that you can make the most of it during the colder months.



### FOR SOCIALISING

It might be getting colder but that doesn't mean you have to stop using your garden for socialising as a household, or even enjoying your coffee in the morning.

If you haven't already, it may be worth investing in some sturdy garden furniture which is fit to weather all seasons. Or alternatively some light foldable furniture that can be easily stored away after use. For those looking for more shelter in their garden, a gazebo or pergola to protect you from the rain could be a good purchase.

Most importantly, make sure you wrap up warm. You should stock up on some blankets to keep everyone cosy. And don't forget a hot cup of tea, coffee or hot chocolate can work wonders in the cold. Pick up some flasks or camping mugs to stop them getting cold too quickly.



### FOR GROWING YOUR OWN FOOD

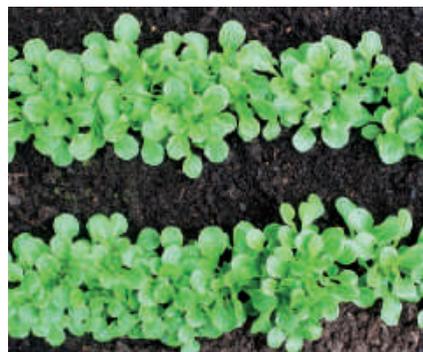
Don't let your vegetable patch go unused all winter! There are lots of foods that can be sown in the autumn to grow during the winter. Onions and garlic are easy to grow during winter, but they do have a long growing time and won't be ready until next summer.

Broad beans and peas can also be sown in autumn to be ready for spring. While certain types of carrot can be planted as early as November so you can get an early spring batch. And for plants that can be harvested during the winter, try perpetual spinach, winter salads such as lambs lettuce, and pak choi.

### FOR SOME COLOUR

Autumn is a great time to fill your garden with winter bedding plants to provide a splash of colour during the cooler months. Try some bright pansies, violas, primroses and heather.

If you're not too worried about how it will look during winter, then planting bulbs from October to December will also help to ensure your garden is bursting with colour from the spring months.





## BUYING A PROPERTY IN SPAIN

Wallace Quinn answers commonly asked questions about their services and the process of buying a house in Spain.

### HOW LONG HAS WALLACE QUINN BEEN INVOLVED IN THE SPANISH PROPERTY MARKET?

We have been helping clients find their dream Spanish home for over 20 years.

### WHAT KIND OF SERVICE DO YOU OFFER?

Wallace Quinn offers a fully comprehensive property sourcing service which is free to all our clients.

### HOW DOES YOUR PROPERTY SOURCING SERVICE WORK?

Clients can initially contact us directly or via ESPC. We will then get in touch to get some basic information and our Spanish colleagues will contact you to find out more about your individual needs and timescales.

### CAN I MEET WITH YOU IN THE UK FIRST?

Yes, we are happy to meet clients in the UK initially.

### IF I AM IN A POSITION TO BUY AND WOULD LIKE TO COME OUT TO SPAIN, WHAT IS THE PROCESS?

Our colleagues in Spain will contact you and decide on suitable dates. They will meet you at the airport and we can also recommend a local hotel.

Normally the trips are two to four days (preferably midweek) which allows you to see various areas and types of properties based on your budget. All of our clients are looked after on an individual basis and these visits are hugely informative.

### WHAT IF I DECIDE TO BUY?

You will initially need to put down a reservation deposit of around €6000, although the amount may vary depending on the type of property. This can be done with a credit card.

We can introduce you to an English-speaking Spanish lawyer and help with opening bank accounts. As the sale progresses, we can assist with currency exchange, insurance and the purchase of household items if needed.

### WHY USE WALLACE QUINN TO PURCHASE A PROPERTY IN SPAIN?

We realise for many clients, whether it is a holiday home or a permanent move, that buying a home in Spain is a big step. We are there to guide you through every stage of purchase and beyond.

Please note that due to the ongoing COVID-19 pandemic there are currently restrictions on travelling to Spain from Scotland, including that people will have to self-isolate for two weeks upon their return. Find out more at gov.scot

# Helping people purchase property in Spain for over 20 years



We host regular Spanish Property events in the ESPC Information Centre to advise people on every aspect of buying a property in Spain. To be kept informed about dates for future events please email Margaret McMillan at [margaret@wallacequinn.co.uk](mailto:margaret@wallacequinn.co.uk) or call 07966 883868.

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

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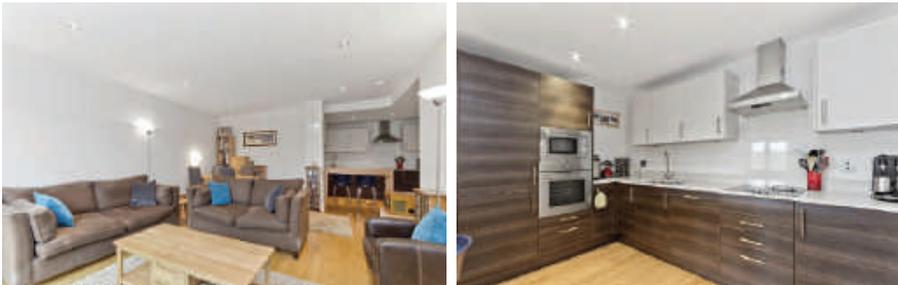
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## 2/34 MELVIN WALK, FOUNTAINBRIDGE, EDINBURGH EH3 8EQ

OFFERS OVER £369,000



ESPC PROPERTY



This beautifully presented two-bedroom fourth-floor flat boasts a contemporary open plan design and comes with a balcony, private parking, and open views towards the Pentland Hills. Forming part of a sought-after modern development in the thriving Fountainbridge district of Edinburgh.

### VIEWING INFORMATION

By appointment.  
Contact GG 0131 516 5366  
propertysales@gilsongray.co.uk



## 76 (2F2) COMISTON ROAD, MORNINGSIDE, EDINBURGH EH10 5QJ

FIXED PRICE £325,000



ESPC PROPERTY



This two-bedroom second-floor flat, situated in the popular Morningside conservation area, boasts versatile accommodation with classic period features and appealing, contemporary interiors. Forming part of a Victorian tenement with a shared garden, it is situated close to excellent local amenities and transport links, offering a perfect city home within a highly sought-after location.

### VIEWING INFORMATION

By appt.  
Contact GG 0131 516 5366  
propertysales@gilsongray.co.uk



## FLAT 5, 23C GAYFIELD SQUARE, EDINBURGH, EH1 3NX

OFFERS OVER £299,950



ESPC PROPERTY



Enviably situated in a prime location at the eastern end of Edinburgh's prestigious New Town, this spacious two-bedroom, first floor flat boasts beautifully proportioned, contemporary open-plan living spread over 730sq. feet, with fresh, neutral decor.

### VIEWING INFORMATION

Tel: 0131 253 2236 By Appointment

**Thorntons**  
The right way to move

## 71 IONA STREET, EDINBURGH, EH6 8SR

OFFERS OVER £285,000



ESPC PROPERTY



Stunning and deceptively spacious main door flat spanning two floors. Accommodation includes 2 public rooms, 3 bedrooms and 2 bathrooms. Fantastic location within vibrant Leith with own front and rear doors, gas CH, DG and access to shared garden. Viewing is a must!

### VIEWING INFORMATION

Aberdeen Considine on 0131 253 2723

**Aberdeen  
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Broste Copenhagen Wind Footstool, Cuckooland, £449, [cuckooland.com](http://cuckooland.com)

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Scarlett Upholstered Bed In Sedgewick Green, Living It Up, from £945, [livingitup.co.uk](http://livingitup.co.uk)



Dartington Crystal Cushion Small Posy Vase In Amethyst, John Lewis, £25, [johnlewis.co.uk](http://johnlewis.co.uk)



Essence Velvet Cushion In Emerald & Moss, The French Bedroom Company, £35, [frenchbedroomcompany.co.uk](http://frenchbedroomcompany.co.uk)



Ruby Red Highclere Cordless Table Lamp With Chestnut Shade, Alexander Joseph, £2,316, [alexanderjoseph.co.uk](http://alexanderjoseph.co.uk)



Camillo White Extending Table With Harper Sapphire Blue Velvet Chairs, Danetti, £1,753, [danetti.com](http://danetti.com)

## 35/1 LUTTON PLACE, EDINBURGH, EH8 9PF

FIXED PRICE £280,000



ESPC PROPERTY



Occupying a prime position in sought-after Newington, this exceptional two-bedroom first-floor (classically proportioned) flat boasts a desirable south-facing outlook and a striking blend of period features and contemporary interiors.

### VIEWING INFORMATION

Tel: 0131 253 2236 By Appointment

**Thorntons**  
The right way to move

## 79 FORRESTER ROAD, CORSTORPHINE, EH12 8AH

OFFERS OVER £275,000



ESPC PROPERTY



This bright and spacious main door lower villa is excellently placed in the popular district of Corstorphine. The well presented accommodation comprises, entrance vestibule, hallway, bay windowed dining/living room with stylish feature fireplace, breakfasting kitchen with door to rear garden, two generously proportioned double bedrooms and modern bathroom with shower over bath, WC and wash hand basin. Viewing is essential.

### VIEWING INFORMATION

Telephone AS 0131 253 2732

**AS** Anderson  
Strathern

## SHOULD I MANAGE MY OWN RENTAL PROPERTY?

Nicky Lloyd, Head of ESPC Lettings, offers some advice about whether to manage your own rental property or ask a letting agent to do it for you.

When deciding how to manage your rental property, many factors need to be considered. The cost of a full management service may seem significant, but it should bring you peace of mind that your tenants and property are being properly taken care of.

The COVID-19 pandemic has also resulted in changing guidance and legislation around renting a property, with stricter rules on viewings, landlord visits, end of tenancy cleaning and inspections. If you are planning to manage your own property, you will need to ensure you stay up-to-date with the latest guidance. If you are using a letting agent, you should ensure you use an agent you trust to be compliant with new regulations.

Letting agents will typically offer two levels of service: full management or let only. The full management service is an attractive option for many landlords, especially if they don't live near the property they are renting out. It is a comprehensive service and will take much responsibility off your hands.

With a full management service, the agent will photograph and market the property, handle enquiries and conduct viewings, screen potential tenants and carry out referencing and provide a Private Residential Tenancy agreement. They will also take the rental payment and handle deposit protection, carry out inventory checks and handover, issue the relevant certificates, carry out safety checks and manage communications with the tenants throughout the tenancy.

If you choose to manage your property yourself, you will need to take care of many of the above tasks. All self-managing landlords should treat being a landlord as running a business, otherwise they are putting themselves at risk of serious issues further down the line if they need to evict tenants, challenge an inventory document or rely on documentation that has not been properly completed.

You will have to commit time and effort to make sure you know your rights and responsibilities. Managing your own rental property is not necessarily complex, but it will take up a fair amount of your time.

ESPC Lettings offers property marketing, let only and full property management services to Edinburgh landlords. Visit [espc.com/lettings](http://espc.com/lettings) to find out more or contact the team on [landlord@espc.com](mailto:landlord@espc.com) or 0131 253 2847.



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