

espace

The image features three outdoor heaters from the brand COSI, arranged in a line on a wooden plank. The heaters are cylindrical and filled with blue stones. The frontmost heater has a wooden slat base and a black control knob. The middle heater is light blue with a black control knob and a carrying strap. The backmost heater is black with a black control knob. All three heaters have a flame burning inside. The background is a blurred green outdoor setting.

Find properties for sale, expert advice
and the latest interior trends inside



TORWOOD



MAKE YOUR MOVE TO MURRAYFIELD



Torwood is an exciting new development from AMA taking shape in one of Edinburgh's most prestigious neighbourhoods. Set in extensive landscaped grounds, it consists of two contemporary pavilions, providing 23 luxury, two and three bedroom apartments; a magnificent Victorian villa, restored and remodelled to form 2 four and five bedroom homes; a two bedroom lodge; and a converted coach house, creating two further homes.

The villa conversion and 6 apartments have been released, with prices from £720,000. For more information call Behnam Afshar on 07967 322 025 or email behnama@amanewtown.co.uk

www.amahomes.co.uk/torwood-house



When Quality Matters

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WELCOME

Welcome to the July edition of the ESPC Magazine. This edition is packed full with top tips about buying and selling a home this summer, as well as some fantastic interior trends and garden advice.

In this issue we bring you the latest news of the top selling areas in 2021 so far. Don't miss this article for a great overview of the current property hot spots.

You'll also find some stunning properties across Edinburgh, the Lothians, Fife and Borders which are currently advertised for sale with an ESPC solicitor estate agent. Look out for the Featured Property or ESPC Property blue tags.

Our article on inspirational spaces will leave you packed with ideas for your current or future bathroom and is further complemented by some striking product picks highlighting the latest interior trends.

There is also expert advice on choosing the right location when searching for your next home from McDougall McQueen, as well as an update on the mortgage market and top tips on finding tenants from our mortgage and letting experts.

Remember, you can find thousands of local homes for sale at espc.com



Happy reading.

Leanne Watson
Head of Marketing

COVER IMAGE: Dobbies outdoor heater
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ESPC ADVICE FOR SELLING THIS SUMMER

How to find out more about selling your home

The summer months can often be busy for people preparing to sell their home in the early autumn. This is normally a very popular time to sell and we are anticipating it being busy with valuation requests for our solicitor estate agent member firms over the next few months. In fact, it's been a busy year so far. We've had 71% more valuation requests in the first six months of 2021 than we had in 2020, and 123% more than the first six months of 2019!

If you're unsure where to start with your property journey our website is packed full of advice as well as the latest property market news. It is designed to help you to make informed decisions about your next move.

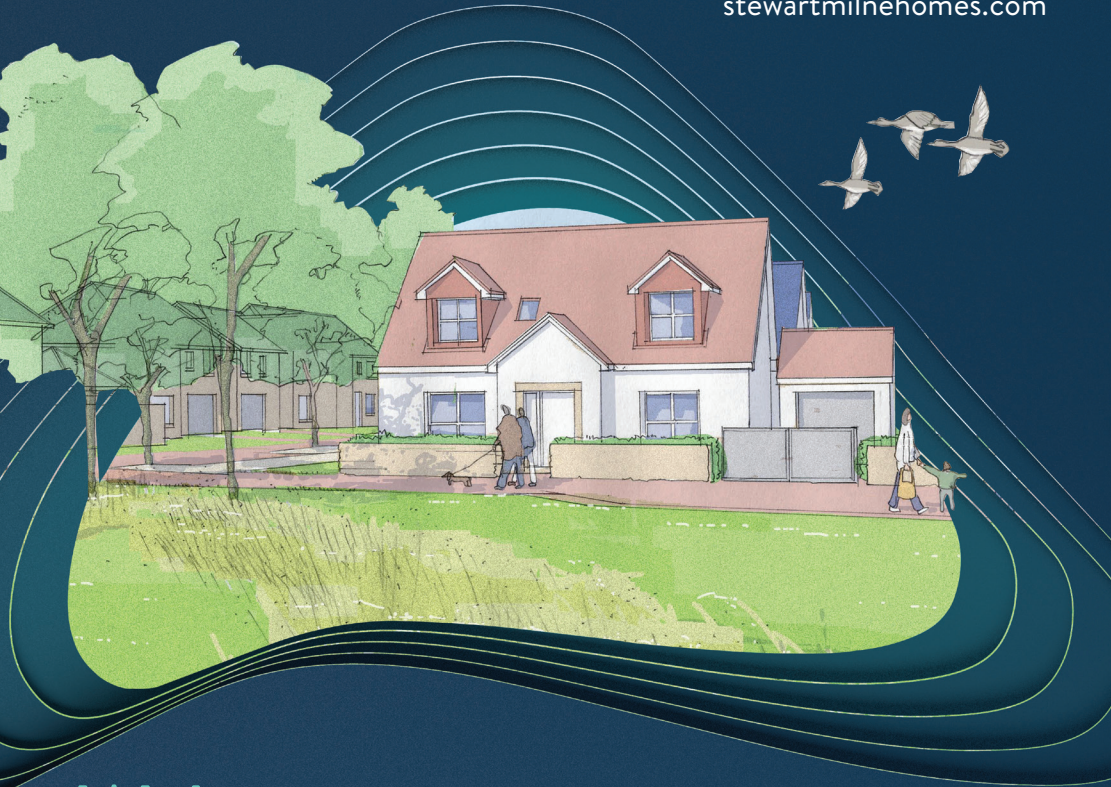
One of the best pieces of advice that we can give to anyone thinking about selling their home, is to speak to an ESPC solicitor estate agent as early as possible. Our agents

are uniquely placed to support you through your full property transaction, from pre-sale support and marketing, through to the legal process of selling, with all of it being handled by an internal team of property experts.

This unique set-up provides consistency and continuity throughout your sale, something that our 50 years of experience tells us is invaluable to home sellers.

One last piece of advice. With an ESPC agent you know you'll get a high quality service. As members of the Law Society of Scotland, all ESPC agents have a duty of care to get you the very best deal possible when buying or selling a property.

You can find out more about getting a valuation from an ESPC solicitor estate agent at espc.com/valuations.



Welcome to People-Shaped Places

Communities designed with living in mind.

115 premium 3, 4, 5 & 6 bedroom detached homes in Shawfair, Edinburgh, EH16 4SJ

Visit us by appointment only from 10:30am Saturday July 17th.

To make an appointment please call 0845 075 8155.

Shawfair sales office will be open Thursday – Monday 10:30am – 5:30pm.

**SHAWFAIR
LAUNCHING
SATURDAY 17TH JULY
AT 10:30AM**

STEWART
Milne
HOMES

New Development Launch

Saturday 17th July at 10:30am

Stewart Milne Homes are pleased to introduce a brand new range of 3-6 bed detached homes at their new development launch in Shawfair, Edinburgh on Saturday July 17th at 10:30am.

The Location

Nestled on the edge of The Wisp and Village of Danderhall with the captivating Pentland Hills, Shawfair North, with a blend of mining villages, market towns and city living all situated amongst its natural beauty; Stewart Milne Homes plan to build a collection of around 115 premium 3, 4, 5 & 6 bedroom detached homes in Shawfair North accessed from 'The Wisp'.

Living Life

Rural living means cleaner air, and an altogether more natural environment. What's planned is an overall area that consists of a well-defined and attractive town centre with restaurants, offices, shops, markets, art galleries, libraries, health centres, a swimming pool and nursery and school education from ages 3 onwards.

Education

Schooling provision within Shawfair will develop in anticipation of the increasing number of families moving there.

Current arrangements/ timescales for additional provision:

Dalkeith Secondary School - currently open to Shawfair pupils.

Danderhall Primary School - currently open to Shawfair pupils.

Danderhall Primary School, redeveloped learning campus with leisure and library facilities -

open to Shawfair pupils from August 2020.

Shawfair Town Centre Primary School (part of the new Community Campus) - open to Shawfair pupils in 2024.

Shawfair Town Centre Secondary School (part of the new Community Campus) - open to Shawfair pupils in 2026.

Nursery and pre-school facilities are planned for the town centre, within easy reach of transport hubs and the new Community Campus.

Travel Links

The Edinburgh City Bypass (A720) offers quick links to Edinburgh Airport (14 miles), Glasgow (50 miles) and other destinations. The A1 is only minutes away.

Shawfair railway station is right beside the emerging town centre with train journey times to and from Edinburgh taking only 15 minutes.

Sheriffhall Park and Ride operated by City of Edinburgh Council - is minutes from Shawfair beside the A7, with over 500 spaces and frequent buses to the city centre via the Edinburgh Royal Infirmary.

Eight miles of cycle and walking paths are being designed to encourage active travel.

Around and about

Shawfair is within easy reach of lots of local attractions, covering a range of interests - from coastline and beaches to hills and woodland, from shopping destinations and museums to adventure playgrounds and castles.

Neighbouring attractions

Dalkeith Country Park features Fort Douglas adventure park and Restoration Yard Store, Cafe and Wellbeing Lab as well as miles of country walks.

Craigmillar Castle, famously home to Mary Queen of Scots, is one of the many Historic Scotland attractions in the area.

National Mining Museum Scotland celebrates the rich industrial heritage of the area.

Newhailes House & Gardens, a National Trust property on an impressive estate with a new adventure play park.

Portobello Beach is an award-winning beach perfect for swimming, sunbathing and exploring the unique town centre.

Fort Kinnaird Retail Park is Edinburgh's top retail destination boasting over 70 shops, restaurants and a 7-screen cinema.

Pentland Hills Regional Park offers over 100km of waymarked walking paths.

Shawfair - 115 premium 3, 4, 5 & 6 bedroom detached homes in Shawfair, Edinburgh, EH16 4SJ.

Launching Saturday 17th July at 10:30am.

Visit us by appointment only from 10:30am Saturday July 17th.

To make an appointment please call 0845 075 8155.

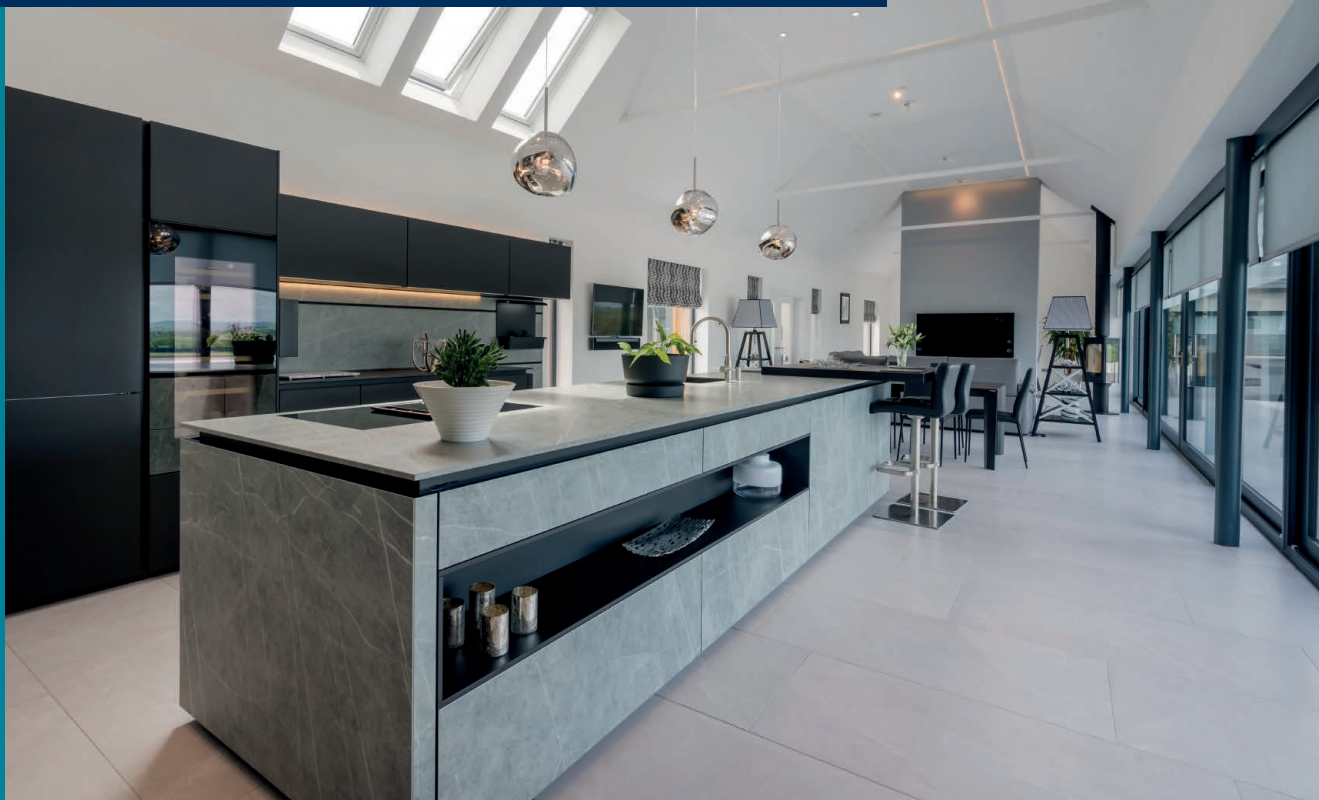
www.stewartmilnehomes.com

A RARE GEM OF A RURAL RETREAT

Aspirational family home with stunning views



A RARE GEM OF A RURAL RETREAT



The Bowhouse is a stylish contemporary home in a beautiful hill top setting offering panoramic views over the Scottish countryside and the Lomond Hills. The private property has been carefully designed by the current owners to create a striking home comprising high standards and quality fixtures and fittings. The Bowhouse is a champion of spacious living, granting each room with the same attention to detail.

You are welcomed via a spacious entrance vestibule which leads into the open plan dining areas, family room and breakfasting kitchen. This light filled space boasts a wall of windows overlooking the private and secluded outdoor decking area, and is further complemented by plentiful ceiling windows ensuring that the open space is flooded with light. There is also a well presented, spacious lounge and large laundry or utility room.

The striking home is completed with four bedrooms. The master is a delightful space complete with an expansive en suite and

separate dressing room. The second bedroom benefits from its own shower room and the spacious third and fourth bedroom offer ample space for the family. Like the rest of the property, the main bathroom is large, spacious and finished to an extremely high standard.

Externally, the property is accessed via electric gates to the large driveway and double garage. A large, private composite decking area offers excellent entertaining space and is a great spot for alfresco dining or relaxing in the large Hot Springs hot tub.

Due to the modern design, there are a number of worthy features to the Bowhouse. The property is powered by 100 solar panels, and boasts under floor heating throughout. David Brown lighting features throughout the property with special effects to fully complement the home. Sonos surround sound is available throughout and the property is well secured with security cameras and an alarm.

THE BOWHOUSE, CLUNY, KIRCKALDY, KY2 6FN
OFFERS OVER £1,250,000
CONTACT: Call Morgans on 01383 280 427



FIRST TIME BUYERS MOVE INTO THEIR DREAM HOME BY THE SHORE

A couple have sealed the deal on their first home in one of Edinburgh's most vibrant locations, Waterfront Plaza by CALA Homes (East).

May and Mohamed Aboeella bought their two-bedroom, fourth-floor home near The Shore, after house hunting at other CALA developments in North Berwick and Balerno.

May, a software engineer, said: "Mohamed and I moved to Scotland three years ago, and we'd heard good things about CALA from colleagues and friends.

"Even when we looked at other properties in the city centre which were a similar price, we found there was always a catch – the location wasn't great, the interiors weren't what we wanted, or there was no parking.

"When we found Waterfront Plaza it ticked off everything on our list and having the view of the water has also been really refreshing."

May added: "The team has really been amazing. After we first moved in, they would come to see if there were any issues or anything they could help with – it has been so helpful and reassuring.



"The location is also fantastic, you're so close to The Shore with its great restaurants and independent cafés, and near to Newhaven, Cramond beach and the Water of Leith – and all these great cycle paths. In future the tram will make it even more accessible."

Designed with contemporary urban living in mind, Waterfront Plaza has an expanse of outdoor space to enjoy, and high spec open plan interiors. In addition to communal gardens and landscaped walkways, private gardens and balconies provide ample places to relax and enjoy the waterside setting.

As well as walking and cycle routes, the development benefits from excellent transport connections to the city of Edinburgh, with the tram set to be in place by 2023.

Waterfront Plaza has a range of two- and three-bedroom apartments and four-bedroom townhouses available, ranging from £295,000 – £520,000.



For more information on Waterfront Plaza, please visit: <https://cala.co.uk/Edinburgh> or call 0131 516 6832.

ESPC_14JUL Prices are accurate at the time of going to print. 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 2019/20.

FANCY A LIFE WITH MORE STYLE ON US? JUST ASK CALA



Living in one of Edinburgh's most vibrant communities is enticing enough, but take advantage of CALA's Lifestyle Taster Package*, and discover your exciting new lifestyle on us.

Contact us today, and quote Lifestyle Taster Package to find out more.

2 & 3 bedroom apartments from £295,000 - £464,950

WATERFRONT PLAZA, OCEAN DRIVE, LEITH,
EDINBURGH, EH6 6JJ

0131 516 9503 | [CALA.CO.UK/EDINBURGH](https://cala.co.uk/Edinburgh)

★★★★★ 5 star customer service



ESPC_14JULY *Offer available on apartments at CALA's Waterfront Plaza development, and on selected plots only. Offer is subject to CALA's purchasing criteria and terms and conditions for new reservations before 31st July 2021. Vouchers included in the incentive package total £833 and are subject to availability and will be provided on legal completion. CALA may offer only some of the vouchers mentioned depending on availability and at CALA's discretion. Vouchers cannot be exchanged, backdated, used as part payment or in conjunction with any other offer. CALA accepts no responsibility for the expiration of any vouchers or a participating venue's refusal to accept. CALA accepts no responsibility for any loss, accidents, incidents, or damages suffered at any of the participating venues. Availability of other incentives/offers subject to lender's criteria and CALA's discretion. Prices are accurate at the time of going to print. 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. Images shown are taken from the show apartment at Waterfront Plaza, Edinburgh 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. 5 stars awarded for customers' willingness to 'Recommend to a Friend' in findings of the survey undertaken by the Home Builders Federation 2019/20.

HOUSE PRICE REPORT JUNE 2021

Properties selling quickly as buyer confidence remains high

KEY POINTS

£270,773
average
selling price

Between April and June 2021 the average selling price in Edinburgh, the Lothians, Fife and the Borders rose by 11.2% year-on-year to £270,773.

104.4%
average percentage
of Home Report
valuation
achieved

From April to June 2021, homes in Edinburgh, the Lothians, Fife and the Borders achieved an average of 104.4% of Home Report valuation compared to 103.7% last year.

16 days
median time
to sell

During this period in these areas, the median selling time was 16 days, two days faster than last year.

The property market has been moving quickly over the last three months, with the median time to sell between April and June 2021 being just 16 days. That is two days quicker than the same period last year, and four days quicker than the same period in 2019. With strong interest for properties, it is clear that buyers are needing to act quickly to purchase their property of choice.

The average selling price of properties in Edinburgh, the Lothians, Fife and the Borders increased by 11.2% between April and June this year compared to last year. The average property price in these areas now stands at £270,773.

Of course, there are some notable differences across these areas.

Edinburgh had the highest average selling price during these three months, recorded at £285,729. This was closely followed by East Lothian, with an average selling price of £281,547 over the past three months. The average selling price for properties in Midlothian was £228,682, whilst the average selling price of properties in West Lothian was £236,036. In the Borders, properties sold for an average of £229,515 during this time period.

In West Fife and Kinross, we see a trend of some more affordable housing with the average selling price at £199,391, however in East Fife the average selling price was £256,098 during this time.

On average, properties across Edinburgh, the Lothians, Fife and the Borders



Dalgety Bay

achieved 104.4% of their Home Report valuation between April and June this year.

We've seen an annual increase in new listings of 517% in these areas. However, given the tight lockdown restrictions in place for most of April to June 2020 this was to be expected. If we look back to April, May and June 2019 we can see an overall 6% increase in new listings this year. This is perhaps a fairer reflection of overall current market activity.

The number of properties selling over the last three months has risen 347% year-on-year and 10% compared to the same period in 2019. As with the volume of new property listings, comparing to the volume of property sales in 2019 provides a more relevant comparison given the restrictions in place during this time period in 2020.

Paul Hilton, CEO of ESPC, said: "We've consistently witnessed high levels of activity in the property market since the easing of

home moving restrictions last June. This three-month period has been no exception. It is clear from the speed of sale and the volume of properties achieving in excess of their Home Report valuation that there is strong buyer demand with people actively looking to move to their next home.

"There is strong demand for homes out with Edinburgh, particularly in East Lothian, Midlothian and West Fife and Kinross. This could be a great time for home owners in these areas to be selling if they are looking to do so. We've seen some fantastic property listings in these areas recently and it is clear that there are lots of people looking to make the move to these locations. Similarly, it is a great time for those looking to buy a home in Edinburgh, due to the high volume of properties available.

If you are considering buying or selling in any of these areas, get in touch with your local ESPC solicitor estate agent today."

FAIRWAYS, 17 BEACH ROAD, NORTH BERWICK, EH39 4AL

OFFERS OVER £1,550,000

5  4  3  E 

ESPC PROPERTY



Fairways is a substantial detached period home situated in a prime seafront location boasting exceptional panoramic views of the West Bay, islands (including the Bass Rock), and beyond to Fife. The house is beautifully presented and offers spacious and comfortable accommodation over three floors and has the benefit of a single garage and off-street parking for several cars to the front with a superb sun trap garden to the rear with a south facing aspect.

VIEWING INFORMATION

By appt. with Gilson Gray 01620 532610



16 KAIMES ROAD, EDINBURGH, EH12 6JS

OFFERS OVER £855,000

5  2  4  F 

ESPC PROPERTY



A truly impressive 4/5 bedroom traditional semi-detached family house located in the highly sought after residential area of Corstorphine. The property benefits from a superb private garden to the front and rear and a large driveway. There are also lovely views over to the Pentland Hills. The elegant interior is bright and generously proportioned and offers versatile family accommodation over two levels.

VIEWING INFORMATION

By appt tel Agent 0131 581 5711

SIMPSON
& MARWICK

LOCATION, LOCATION, LOCATION

Mary McQueen, Partner at McDougall McQueen, talks us through one of the most important factors when choosing a home.

Location is one of the most important factors when choosing a home, and property prices will reflect this. If you want to move to a different part of town, or across the country, it can be especially daunting to find a location that suits your lifestyle and budget, but where you know you will be making a smart investment too.

To help you find the right place to buy a house, we outline some of the key factors to consider:

What transport links are there to the city centre and other areas? This is especially important if you need to commute to work.

What local amenities does the area have? Pub, post office, restaurant, local shop – these tend to be basic requirements so find out what there is and think about which ones you are prepared to compromise on.

Do you have children? Or are you planning on having children whilst living in this house? Find out about schools and catchment areas, and whether schools are oversubscribed. Even if you don't have children this can be a key factor to consider as it will impact your property when selling it in the future. You can check to see what school catchment areas are in a particular postcode via the ESPC website.

Affordability – although location is key, where can you afford to live? Prices can vary significantly between areas and even within streets.

What are your requirements? Do you want to

live in a lively urban area with lots of activities and amenities, or a quiet rural setting without neighbours?

What type of property do you want? Do you prefer period properties or new builds?

Check out property prices and council tax rates to try to get an idea of affordability of an area.

Wherever you buy, think long-term. Do your research and find out about the area and plans for the future such as new housing developments or transport links which could impact the area, and thus impact any future sale.

Find out more by speaking to McDougall McQueen on 0131 253 2790 or mcdougallmcqueen.co.uk



LEMON ZEST

Lemons are bright and bold and are bang on trend in interiors and fashion. What better way to incorporate summer into your home?

Anna Mörner Lemon Print, Rose & Grey, £89, roseandgrey.co.uk

CASE STUDY: CLARENCE STREET

Renovating or restoring an older property can seem a daunting prospect, but there are local experts out there who can help you through the process and create your perfect home. We spoke to the team at Edel who helped a homeowner in Clarence Street in the heart of the New Town return their home to its former glory.

With extensive experience in restoring and transforming Georgian and Victorian properties, Edel takes a holistic approach to period refurbishments.

A recent project in Stockbridge provides an excellent example of period property charm, the kind of charm that many of us crave for our homes. Working closely with their client, Edel transformed the space to accommodate modern day living in a Georgian home. A wonderful project which perfectly illustrates Edel's passion for seamlessly blending old and new.

Built on James Peddie's Estate, Clarence Street is tucked away but is still close to the Water of Leith and the bustle of Stockbridge. A beautiful location for a beautiful property, this two-bedroom apartment is perfectly proportioned. Edel took a sensitive approach to the design, highlighting the property's stunning features and complementing the client's existing furniture and belongings. Finishes and detailing were carefully considered, from the door ironmongery to radiator finishes, faceplates to sanitaryware. By emphasising warm tones throughout the property, a relaxed and inviting aesthetic was achieved.

Optimising the space available, the kitchen was relocated into the rear principal room, forming a gorgeous dining kitchen complete with marble fireplace. A new oak herringbone parquet flooring was installed throughout, enriching the warm tones and creating perfect flow and harmony.





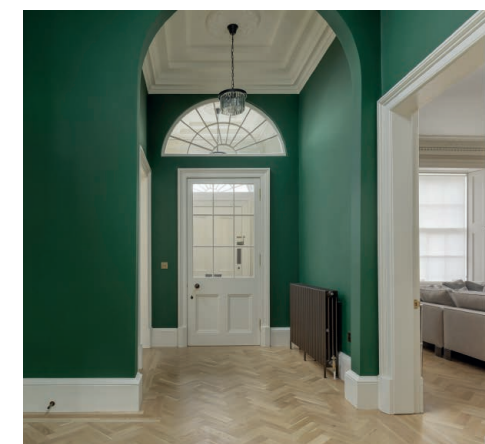
The delicate and intricate cornice, often typical of Georgian properties, had become obscured and was even fire damaged in places. Damaged sections had to be remade entirely and Edel's specialist team restored the cornice back to its full decorative glory. Other notable changes included subdividing the existing bathroom to form a family shower room and an ensuite shower for the master bedroom. Both rooms were fitted with high quality brass and chinaware which are delightfully complemented by Italian marbled porcelain tiles. The black and white colour scheme evokes classic bathroom design but with a glamorous, contemporary feel.

The non-original vestibule door was replaced with a new astragalled glazed door, the detailing of which closely matches the original windows in the property.

A luxurious deep green was chosen for the hallway creating a striking entranceway that accentuates the architectural detailing.

Edel's unique approach is personalised for every client's differing requirements and draws on their knowledge of period property and applying expertise in design, project management and fine building.

Discover your next home! To find out more visit weareedel.com



5 MILL LANE, LEITH, EDINBURGH, EH6 6TJ

OFFERS OVER £750,000

8  5  3  D 

ESPC PROPERTY



This substantial link detached villa is located moments from The Shore in Leith. It offers over 500m² of living accommodation over three floors. The property has been renovated to an exacting standard over recent years with many of the traditional features of a building like this restored to their former glory.

VIEWING INFORMATION

By appt. McEwan Fraser Legal 01312532263



18A GREAT STUART STREET, EDINBURGH EH3 7TN

OFFERS OVER £660,000

3  1  2  D 

ESPC PROPERTY



An elegant garden flat forming part of a 'A' listed traditional stone built Georgian building and set amidst the splendour of Edinburgh's West End. The property combines modern contemporary living with some original features and boasts a beautiful, terraced south facing garden.

VIEWING INFORMATION

By apt with selling agent 0131 253 2726



LOFT LIVING

Loft Living is taken from the industrial style and features high ceilings, brick walls, exposed beams/ pipes and brown, black and beige hues. Update your home with some of our favourite Loft Living inspired products.



Wantage 2 Seater Sofa in Industrial Leather Gravel and Light Oak Feet, Darlings of Chelsea, £2524, darlingsofchelsea.co.uk



Chamba Reclaimed Wood Dining Chairs, Greenway Furniture, £239, greenwayfurniture.co.uk



Mid Century Industrial Steel Desk by Roneo, WHISPER & ECHO, £495, whisperandecho.co.uk



Round Industrial Wall Shelf, Black & Wood, Beaumonde, £249, beaumonde.co.uk



I Love Wallpaper Loft Brick Wallpaper Red, I Love Wallpaper, £12, ilovewallpaper.co.uk



Davey Lighting Weatherproof Ships Well Glass Light Weathered Brass, Clear Glass, Davey Lighting, originalbtc.com



Tribeca Storage Unit, Vincent and Barn Ltd, £429, vincentandbarn.co.uk

INSPIRATIONAL SPACES

Make sure your bathroom renovation goes smoothly with some expert tips from Gareth Gilchrist, a designer at The Bathroom Company



1. Design

The way a bathroom works always starts with a considered approach to design

2. Installation

The most important aspect to a quality room is the quality of the fitting

3. Materials

One should always purchase the best quality fitting that the budget will allow, this does not always mean the most expensive

4. Function

The way a room functions should always be considered in harmony when designing a room

5. Aesthetic

The harmony of all the components including colour, lighting, fragrance and sound is vital to wellbeing within your living space

Contact: Gareth Gilchrist
 gareth@thebathroomcompany.co.uk
 www.thebathroomcompany.co.uk

16B FETTES ROW, NEW TOWN, EDINBURGH, EH3 6RH

OFFERS OVER £640,000



ESPC PROPERTY



This stunning two-bedroom B-listed property is situated on a quiet cul-de-sac. This beautifully presented property is full of character and has been recently decorated to a high standard. The duplex flat is situated over the lower ground level, and garden level of this Georgian property and boasts a sunny, private rear garden.

VIEWING INFORMATION

Viewings by appointment with Coulters

COULTERS ©

10 BOWMONT COURT, HEITON, KELSO, TD5 8JY

OFFERS OVER £625,000



ESPC PROPERTY



With a countryside aspect, this impressive detached Georgian inspired home hosts generous and beautifully finished accommodation in an exclusive village setting just outside Kelso. The luxury accommodation includes a wonderful wrap around garden, views & peaceful setting.

VIEWING INFORMATION

Contact Hastings Legal & Property
Tel: 01573 922603



NATURAL BEAUTY

Decorative objects are a fantastic way to introduce the rattan trend into your home. And because they're neutral in colour and texture, they'll never go out of date.



Rattan Lantern with TruGlow® Candle, Lights4fun, £29.99, lights4fun.co.uk

LOCATION, VIEWS AND AMBIENCE

A delightful double upper that ticks all the boxes



LOCATION, VIEWS AND AMBIENCE



This beautiful upper flat is spacious, welcoming and stone built. Located in East Lothian and surrounded by countryside views with its own private summerhouse, this flat inspires us to feel as if we are on a rural retreat. The property's bright living quarters, accompanied by a woodburning stove, is inviting and homely yet still extremely practical and the well presented home offers us just as much outside as in.

The bright sitting room leads effortlessly through to a modern kitchen, which is both well presented and well appointed with a range of stylish fixtures. The bright décor and open plan space ensures a very welcoming feel. Three double bedrooms offer ample space for all the family to enjoy, with a modern family bathroom.

There are fantastic views to be enjoyed overlooking the East Lothian countryside.

In a truly tranquil setting, the large private gardens are very impressive. The secluded space offers a summerhouse as well as various outdoor seating areas to really enjoy the peaceful setting. This would be the perfect space for entertaining friends, or enjoying a good book on a warm summer's day.

Situated in the picturesque conservation village of New Winton, this beautiful property is well positioned to take advantage of the many benefits of living in East Lothian. The striking coastline is within easy reach as is the beautiful countryside. There is easy access to Tranent, Musselburgh and of course Edinburgh offering a great location for someone who is perhaps looking to escape city life.

A truly tranquil haven in a beautiful setting.

19 NEW WINTON COTTAGES, NEW WINTON, EAST LoTHIAN, EH33 2NH

OFFERS OVER £275,000

CONTACT: Call Simpson & Marwick on 01620 532 654



7 BATH STREET, PORTOBELLO, EDINBURGH, EH15 1EZ

OFFERS OVER £600,000



ESPC PROPERTY



A fabulous C-listed Georgian terraced villa, of immense appeal enviably located within the sought-after Portobello conservation area, a stone's throw from the beach and promenade. This charming family home has been finished to a good standard and provides generously proportioned living space retaining a wealth of period features and comes with the added attraction of a beautifully enclosed peaceful walled garden to rear with outhouse and garage with additional off-street parking.

VIEWING INFORMATION

By appointment telephone 0131 253 2729



FLAT 2, 3 KIMMERGHAME DRIVE, FETTES, EH4 2GJ

OFFERS OVER £350,000



ESPC PROPERTY



This bright, immaculately presented, 2 bed, ground floor flat with south-facing, private terrace forms part of a popular modern development in the highly-sought after area of Fettes in North Edinburgh, a short walk from Stockbridge and with excellent public transport links to the city centre & surrounding areas. Comprises generous living room lying open plan to stylish kitchen/dining room with access to private terrace, 2 spacious double bedrooms with built-in wardrobes, recently upgraded bathroom and en-suite shower room. There is an allocated parking space in a secure underground carpark and further free, on-street parking.

VIEWING INFORMATION

mail@deansproperties.co.uk or call 0131 667 1900



HOW TO CREATE AN OUTDOOR ROOM

Dobbies' Outdoor Living Buyer, Lynsey Abbott, shares her top tips for creating an outdoor room in your garden this summer...

Summer has arrived and with it comes the time to embrace spending time outside, reconnecting with loved ones and making memories in the sunshine. As there are many people working from home, looking to create a space that separates work from home life, making the most of every corner of our home has become more of a focus, and utilising the space in the garden will quickly extend your living space.

Blurring the lines between indoors and outdoors will help you achieve this. Therefore when creating your outdoor

room, think of it in the same way you would when designing any other room in your home. Attention to detail will help to create a finished space you'll love.

Firstly, decide on a colour scheme and style, as this will inform everything from furniture to the accessories. It may be that you take the lead from the style of your garden, for example a country cottage garden will complement modern rustic décor. There are plenty of styles to choose from, including laid back coastal, tropical, Scandi – or the latest Japandi trend which balances a mix of Japanese and Scandinavian design.

Get a clear idea on what you want to use your outdoor room for, whether that's entertaining, a children's play area, dining alfresco, home workouts or a space for relaxation. Not only will this help with decisions when you're creating the space, but it will also mean you get more use out of it once it's complete.

Selecting the right furniture is key. Choosing a set that looks just as good inside as it does outside is a great way to make it feel like a natural extension of your home. A conversational set, such as the Nectar set, is a great option for an outdoor room as this features a coffee table, sofa and two chairs - really giving your garden a living room feel.





Layering up the space with accessories will help to soften the overall look, from cushions and throws to lanterns and vases for outdoor dining tables. I like to borrow items from inside if spending the day or evening relaxing and dining in the garden, just don't forget to bring them back inside afterwards, or in the event of any rain.

Lastly, don't forget heating and lighting. Clever outdoor lighting will mean you get extra use of the space once the sun goes down. Use string lighting around your fencing or solar stake lights in and around your

pots and bedding plants to enjoy an illuminated garden. A scattering of tealights and lanterns on dining tables will cast a magical cosy glow. Hang solar string lights or lanterns overhead so you can enjoy the area well into the evening. A firepit, fire lantern or chiminea will keep you warm as the nights draw in, whilst also creating a focal point to centre furniture around.

Listen to the Dobbies gardening podcast for more expert seasonal advice and trend insights: dobbies.com/content/podcast.html



TOP SELLING AREAS SO FAR IN 2021

We've used ESPC data to highlight the top areas of 2021 so far

TOP AREAS BY AVERAGE PROPERTY SELLING PRICE

The West End in Edinburgh was the top location by average selling price so far in 2021, with an average selling price of £590,913. It was followed by the exclusive areas of Grange and Greenbank at £517,757 and £517,709 respectively.

However, it was Warriston in Edinburgh North that saw the greatest year-on-year increase in average selling price over the first six months of the year. The average selling price so far in 2021 is £394,519.

TOP AREAS BY PROPERTY SALES VOLUME

The popular Edinburgh hotspot of Leith boasted the highest volume of property sales so far this year. This was closely followed by

the historic Fife town of Dunfermline and the Edinburgh suburb of Corstorphine.

There was also a significant number of sales in Musselburgh and Liberton.

TOP AREAS BY THE NUMBER OF PROPERTY LISTINGS

It was the popular Fife town of Dunfermline which saw the greatest number of properties coming to market in the first six months of this year, with a significant rise on the previous year which is to be expected given the lockdown restrictions of 2020.

Leith, Corstorphine, Musselburgh and Liberton also made the top five in terms of the number of new listings. This is unsurprising considering they also boasted the highest volumes of property sales.



Leith



Views over Portobello, Musselburgh, Prespanpan and Cockenzie

TOP AREAS BY PROPERTY SELLING TIME

The median time for properties in Niddrie to be placed under offer was just eight days in the first six months of 2021. Properties in Coldstream in the Borders had a median selling time of nine days as did homes in Parkhead.

Across the board, homes have been selling quickly this year with a median selling time of 20 days in Edinburgh, the Lothians, Fife and the Borders in the first six months of 2020.

percentages of these during the first six months of 2021. 70% of properties in East Linton sold through ESPC agents went to a closing date, as did 65% of properties in Joppa and 62% in Colinton Mains.

FIND OUT MORE

If you're thinking of selling your house or flat, find out how much your home is worth with a free property valuation from an ESPC agent.

TOP AREAS BY AVERAGE PERCENTAGE OF HOME REPORT VALUATION ACHIEVED

Homes in Joppa achieved 111.7% of Home Report valuation on average between January and June 2021, making it one of our top performing areas.

Port Seton properties achieved an average of 108.1% of Home Report valuation and homes in the beautiful Greenbank area achieved 107.8% on average.

TOP AREAS BY CLOSING DATES

Closing dates are indicative of a competitive market and certain districts saw high



West End

*All data based on ESPC districts with more than 10 property sales or insertions between January and June 2021.

132/5 WHITEHOUSE LOAN, EDINBURGH, EH9 2AN

OFFERS OVER £295,000



ESPC PROPERTY



This stunning one-bedroom villa conversion lies in the heart of the highly sought-after Morningside area of Edinburgh and is situated on the top floor of a breath-taking B-listed building. Combining beautiful original features with all the comforts of modern living, this impressive property offers luxurious accommodation and private parking as well as a desirable location with access to shared gardens.

VIEWING INFORMATION

Contact VMH 0131 253 2964



35/17 MILLAR CRESCENT, MORNINGSIDE, EDINBURGH, EH10 5HQ

OFFERS OVER £280,000



ESPC PROPERTY



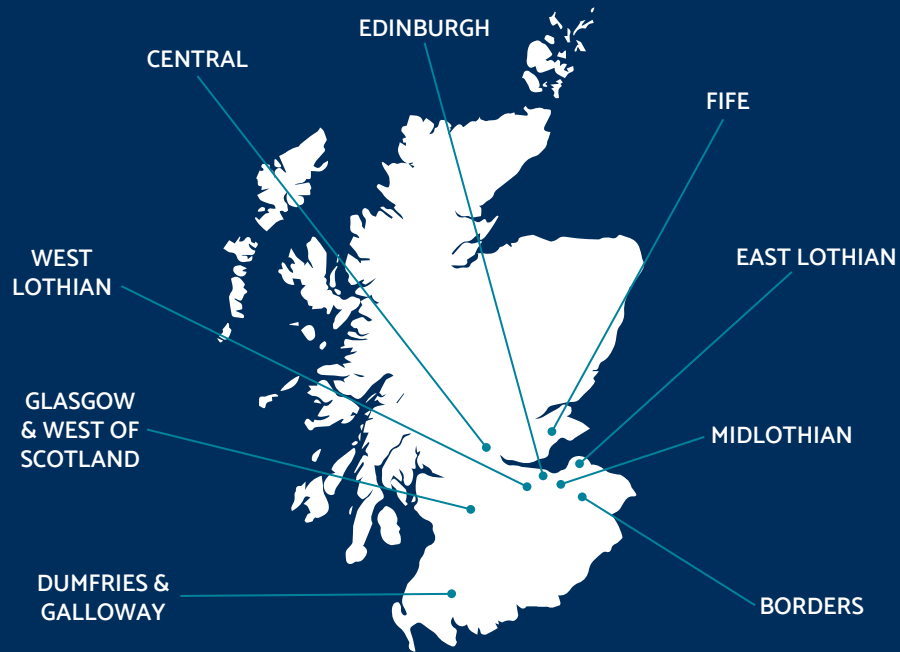
This spacious second floor flat with allocated parking space forms part of a modern development in the prestigious area of Morningside in south Edinburgh. The property is located within easy walking distance of highly regarded independent shops, cafes, restaurants, recreational facilities and transport links. South-facing bay windowed living/dining room, separate modern kitchen, two generous double bedrooms with built-in wardrobes, principal bedroom with en-suite shower room and main bathroom with shower over bath.

VIEWING INFORMATION

mail@deansproperties.co.uk or 0131 667 1900



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HOW THE UK MORTGAGE MARKET HAS CHANGED DUE TO CORONAVIRUS

David Lauder, Independent Mortgage Adviser at ESPC Mortgages, looks at how the UK mortgage market has changed due to COVID-19.

The mortgage world is different compared to before COVID-19, with greater restrictions on lending and stricter assessment of documents and criteria in general.

One of the biggest changes to mortgages as a result of the COVID-19 pandemic, is that for much of 2020 mortgage lenders raised minimum deposit levels to 15%, compared to 5% before COVID-19 (this is based on the purchase price or Home Report valuation of the property, whichever is the lower figure).

However, a greater number of lenders started to offer 10% deposit mortgages at the start of 2021. The UK Government also introduced the mortgage guarantee scheme to help bring 5% deposit mortgages back to the market.

Another key change is that many lenders are asking if clients have been affected by furlough. Lenders will generally only use your full income if you have returned to work or can evidence a return to work in the near future.

Self-employed people are also being assessed more rigorously with questions being asked about how their business has been affected during COVID-19 and business bank statements being regularly asked for to check how the business has performed during this time.

We are finding that mortgage applications are generally taking longer to be assessed due to current service levels and the high volume being submitted. The normal two to three week turnaround for straightforward cases to be approved may now take four to five weeks.

For independent mortgage advice, contact the expert team at ESPC Mortgages on 0131 253 2920 or fsenquiries@espc.com

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.

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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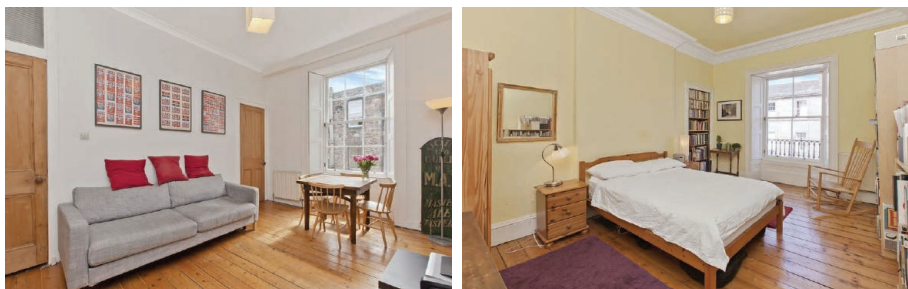


12 (3F2) SPITTAL STREET, LAURISTON, EDINBURGH, EH3 9DX

OFFERS OVER £249,950



ESPC PROPERTY



Offering enviable Edinburgh Castle views from the front and rear, this two bedroom third/top-floor tenement flat in Lauriston promises a highly desirable home or rental investment, with all the capital has to offer easily accessible from its prime central location.

VIEWING INFORMATION

Tel VMH 0131 253 2964



29 THE GREEN, SWINTON, DUNS, TD11 3JQ

OFFERS OVER £180,000



ESPC PROPERTY



A very charming and surprisingly spacious cottage positioned directly on the village green. Currently operating as a successful holiday let with a 5* rating through Airbnb and offering a great opportunity for those seeking a similar venture, but equally well suited as a main residence with large fully enclosed rear garden. The internal presentation is to a high standard and compliments the cottage charm perfectly.

VIEWING INFORMATION

Contact Hastings Legal & Property
Tel: 01573 225999



HOW TO FIND GOOD TENANTS

Nicky Lloyd, Head of ESPC Lettings, provides her top five tips to help you find the perfect tenant.

Finding a good tenant for your rental property can sometimes be difficult. Your tenant is being entrusted with your most significant asset, so you need to be confident that they will look after your property as if it's their own. It's also important to have a trustworthy tenant so you know that they will let you know if something goes wrong with your property and pay their rent on time every month.

One of the main issues tenants face is the lack of good quality rental homes available. Tenants are now tending to rent for longer in Edinburgh than they ever have previously and are being more selective when choosing a rental property.

Well maintained properties that have recently been refurbished, redecorated or have upgraded bathrooms or kitchens will attract more interest from prospective tenants, giving you a larger pool of applicants to choose from. Providing good quality, matching furniture in furnished properties also helps.

In addition to providing a quality property, it's important to set your rent at a fair market price in order to maximise the interest and number of applications you receive. It's worthwhile remembering that the best tenants, who are going to look after your property, are not necessarily the ones who are willing to pay the highest rent.

To find the best tenant, it's beneficial to have as many good applicants as possible to choose from. Most tenants will start by searching for rental properties online, therefore, it's essential you advertise your property on these property websites which

will ensure it is seen by as many potential good tenants as possible.

Current guidance from the Scottish Government advises that tenants should view a property virtually initially and only progress to a physical viewing if they have a keen interest in renting it, due to the ongoing Coronavirus pandemic. You should therefore try to offer virtual viewings for your rental property if possible.

Checking any prospective tenants' references provides invaluable information when selecting a tenant. You should ensure the following checks are carried out;

- Credit rating
- Adverse credit check
- Affordability check
- Current landlord reference
- Employment reference

ESPC Lettings is an Edinburgh letting agent. We can help with marketing your rental property and finding the right tenants. Contact the team on 0131 253 2847 or landlord@espc.com



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