

espc

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



Juniper

First show home launched at luxury over-55s development in Kinross

Located in a leafy setting next to Kinross Golf Club and within close walking distance to all the amenities of the town centre and the picturesque Loch Leven, buyers have reported being attracted by the convenience and lifestyle offering at Muirwood Gardens.

The stunning show home, designed by Get Fully Furnished, reveals the innovative and stylish design approach at the development, which comprises a mix of 41 two- and three-bedroom contemporary bungalows, villas and cottage flats, most with their own private gardens. Each property is subtly designed to accommodate changing needs as and when they arise, and visitors to the show home in Kinross will find discreet touches throughout, including eye-level integrated Bosch appliances, raised power sockets and comfort height toilets.

Crucially, all properties have been designed to combine these functional aspects without compromising on style, resulting in modern and hotel-inspired interiors that reflect the latest trends.

The communal club lounge and guest suite at Muirwood Gardens will feel more like a resort than a retirement setting, with bright and contemporary décor and furnishings.

A comfortable and sociable community hub in which to relax and unwind, residents will also be able to enjoy participating in activities such as organised wine tastings, film nights and art classes.

Juniper's Sales & Marketing Director, Hazel Davies, said:

"We look forward to welcoming people to the show home. We know our prospective buyers have discerning tastes, so a lot of thought has gone into the design of the properties to maximise both comfort and style, and we are delighted with the end result."

The show home is open for visitors by appointment only from Thursday to Monday 10am-5pm. Visitors can book an appointment by calling 01577 666 031 or by emailing sales@juniperresidential.co.uk.

A sneak peek of the show home is available online at www.juniperresidential.co.uk



Muirwood Gardens, Kinross - Age exclusive 2 & 3 bedroom homes for over 55s



New showhome now open.
Viewing by appointment

Contact us
01577 666 031
sales@juniperresidential.co.uk
www.juniperresidential.co.uk

**ON SALE
NOW**

Prices from
£255,000

WELCOME TO THE AUGUST ISSUE

Hello!

I'm delighted to be the new editor of the ESPC magazine, the ideal place to source the information and inspiration you need to find your dream home.

In this issue, we're in the throes of summer, and everything that comes with it, including back-to-school season. We've got a special feature on the areas offering some of the best schooling in Scotland – perhaps the ideal locations for your future family home. And for those considering investing in the rental market, our lettings experts share their insights into student buy-to-lets.

After the best of the weather has passed us by, you might be thinking about making a move in the autumn. If that sounds like you, our expert agents have highlighted those jobs you should tick off before listing your home, and our brand-new mortgage advisor, Shirley, shares her advice on getting started in the property purchase process, whether you're a first-time buyer or an experienced househunter. You can also get the lowdown on the market, with July's House Price Report.

We're highlighting the charming East Lothian town of Musselburgh, where you can find a home by the water, just a stone's throw from

Edinburgh. Also living with a sea view is Katie Brigstock, who found her first flat on ESPC this year. Katie shares her first-time buyer story with us, as well as offering a glimpse into some very stylish renovations.

If that's inspired you to update your own interiors, why not try some of the season's hottest trends highlighted in this issue, such as our 1970s revival spread, or perhaps the rustic hues from our 'Down to Earth' feature? Plus, the experts at John Lewis have shared their top tips for creating a tablescape to remember, perfect for celebrating these hazy last days of summer.

And of course, there's a selection of stunning properties for sale throughout this issue. If you want to find out more about any of them, contact the selling agent, and remember, there are lots more properties you can browse at espc.com – you might just find your dream home.



Happy reading.

Laura Mearns
Editor

COVER IMAGE: John Lewis
ESPC (UK) Ltd: 107 George Street, Edinburgh, EH2 3ES
TEL: 0131 624 8000

EDITORIAL: Laura Mearns
ADVERTISING: Claire Boulton (07498 876315)
Moyra Vivian (07498 876330)
EMAIL: espcmagazine@espc.com
DESIGN: Melissa Shankland

All material published in ESPC magazine is copyright of the publisher and cannot be reproduced without permission. All advertisements and articles appearing in this publication are as far as possible checked for accuracy, but persons accepting or offering to accept goods or services contained in any advertisement or article do so at their own risk.

©ESPC 2021

CONTENTS

- 6 **ESPC NEWS**
1971: A vintage year
- 10 **FEATURE PROPERTY**
A wondrous place
- 14 **PROPERTY MARKET UPDATE**
Our July House Price Report
- 16 **AREA FOCUS**
Make your move to...Musselburgh
- 20 **EXPERT ADVICE**
Get your house dressed for success
- 22 **AT HOME WITH ESPC BUYERS**
A space of one's own
- 26 **DOWN TO EARTH**
Add a rustic-luxe touch to your interiors
- 28 **DRESS FOR DINNER**
Expert tips for creating a perfect alfresco tablescape this summer



- 31 **FEATURE PROPERTY**
A view to remember
- 34 **AREA FOCUS**
The best areas for schools in 2021
- 37 **ESPC LETTINGS**
Student Lets: What do you need to learn?
- 38 **MORTGAGE ADVICE**
Meet our newest member of ESPC Mortgages, Shirley
- 39 **ESPC PROPERTIES**
Our property section highlighting some homes on espc.com

1971: A VINTAGE YEAR

Did you know that it's ESPC's 50th birthday this year? Formed in 1971, we're proud to have helped thousands of customers find their dream homes over the last fifty years. Those dream homes might have changed in terms of design throughout the decades, but one thing's for sure – the 70s have never been so fashionable!

We're taking a trip down memory lane, to bring you the 1970s design trends that are firmly back on the style map for 2021 and show you what else is so fabulous about this golden era – besides ESPC, of course.



WACKY WALLPAPER

Quirky, colourful, patterned and printed – wallpaper in all its forms was hugely on-trend in the 70s, and it's returning to the fore in 2021. Many brands are on board the bandwagon, so you can choose from a plethora of statement shapes, textures, colours, and prints to suit your taste.

Nouveau Reflection Wallpaper by Nici Gabriel, wallsauce.com, from £35 per sq. metre

DRIED FLOWERS

Popular in all stylish homes of the 70s, a statement vase stuffed with an abundance of preserved grasses, flowers and ferns was the décor du jour. Sound familiar? Dried flowers and grasses, particularly pampas grass, are all the rage this year and are easily found on the high street, or you can make your own.

Dried avena grass, Heavenly Homes & Gardens, £14, heavenlyhomesandgardens.co.uk

LUXE LAMPS

Vintage-inspired lamps and lights are an easy way to add a touch of nostalgia to your décor. Particularly chic are glamorous fringed lampshades, which look opulent and add a sprinkle of antique style to your interiors, without feeling OTT.



Suzani floral pendant lamp, Mind The Gap, £195, mindthegap.com

MACRAMÉ ALL THE WAY

Macramé was a huge DIY trend in the 1970s, but if you're not too crafty, you can easily pick up a variety of macramé accessories on the high street, including shelves, mirrors, and wall hangings.



Macramé wall shelf, Oliver Bonas, £29.50, oliverbonas.com



OVOID AT ALL COSTS

The 'egg chair' was a design classic of the 70s, and it's returned with a bang in 2021. More commonly found in the garden these days, you can find self-supporting egg chairs on the high street that will make a real impact placed inside the home too (and there's no drilling in the ceiling required!).

Alps egg chair, Dobbies, £279, dobbies.com

CROCHET CRAZY

You may remember it from your granny's sofa, but the craze for crochet is making a comeback! Think brightly coloured throws and blankets, cushion covers and even wall hangings, to bring a retro flair to your interiors.



Freja recycled cotton throw, Beaumonde, £20.90, beaumonde.co.uk

TOP OF THE CLASS FOR BOROUGHMUIR APARTMENTS

First-time buyers Mark Love and Leon Macmillan have found their dream home at Boroughmuir – CALA's transformation of one of Edinburgh's most prized former school buildings.

The south-facing apartment has two bedrooms with a main door access from the landscaped courtyard.

Mark, a product development director, said: "We spend a lot of time in the area at the weekend so as soon as we saw Boroughmuir, there was no doubt in our minds that we'd go for it."

"It's this amazing grand building in the heart of Bruntsfield – a pristine new home with a historic building around it, it's really the best of both worlds."

Mark and Leon chose a ground floor apartment with four large windows looking out from the front of the building, with a second bedroom that many residents have converted into home offices.

Mark added: "They say buying a home is one of the most stressful things you can do but to be honest it was amazingly stress-free. We can't fault CALA at all, they were great from the outset."

"I think that's probably what made it a lot easier, the constant communication from the Sales Consultants, they kept in touch about deadlines and guided us



First-time buyers Mark and Leon

through the process. There was never a need to chase them, we were kept fully informed throughout."

Most of the homes in the Grade B-listed building have elevated ceiling heights, with some up to seven metres, innovative mezzanine levels and carefully retained original features. Each of the apartments comes with lift access, allocated parking with access to electric vehicle charging points, access to a private residents' courtyard and a ten-year NHBC warranty.

Nestled in one of the city's most buzzing areas, Boroughmuir is surrounded by bars, restaurants, and independent shops, and only a short distance from Haymarket, The Meadows and the city centre.



Boroughmuir, Edinburgh



For more information on Boroughmuir, Edinburgh, please visit: <https://cala.co.uk/Edinburgh> or call 0131 516 3537.

ESPC_13AUG 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.



FOR A HOME WITH MORE TO SHOW JUST ASK CALA



PRIVATE RESIDENTS' COURTYARD



OFF STREET PARKING WITH EV CHARGING ACCESS



10 YEAR NHBC WARRANTY



Previous Viewhome at Boroughmuir

Showcasing original architectural features within cutting edge contemporary design, the impressive apartments at Boroughmuir, in sought-after Bruntsfield, offers a living space like no other.

VISIT TODAY – SHOWHOMES OPEN DAILY

2 & 3 bedroom apartments prices from £480,000 - £845,000

BOROUGHMUIR, BRUNTSFIELD, EDINBURGH, EH10 4LR

0131 516 3537 | CALA.CO.UK

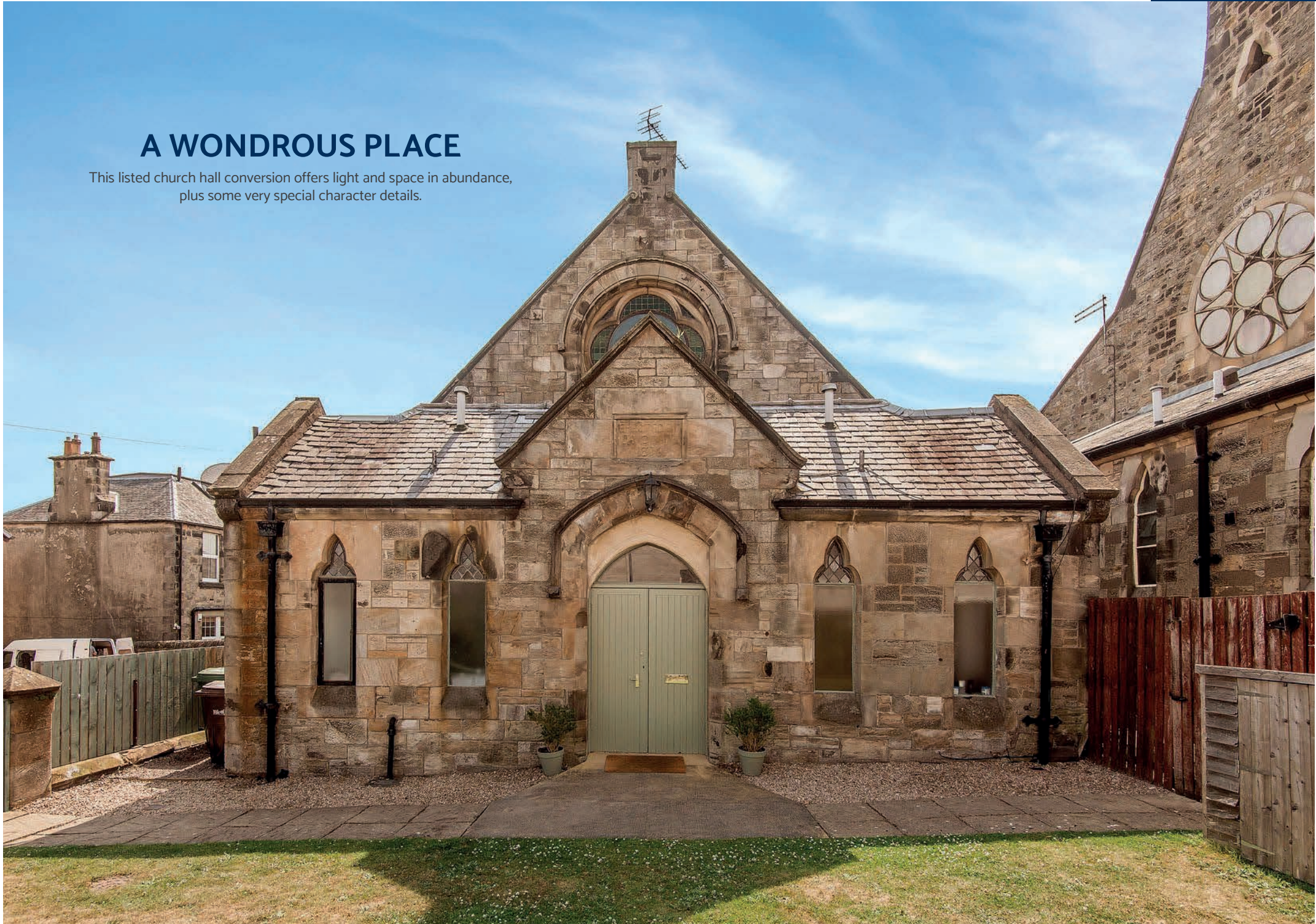
★★★★★ 5 star customer service



ESPC_13AUG *Images shown are taken from Boroughmuir, Edinburgh and feature, fittings, decor, 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. Prices are correct at 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.

A WONDROUS PLACE

This listed church hall conversion offers light and space in abundance, plus some very special character details.



A WONDROUS PLACE



For those who long for a home with a wealth of charm, style and character, this truly special church hall conversion offers just that, and much more besides. Nestled snugly on a peaceful road just a short walk from the beach at Leven on Fife's picturesque east coast, The Bain Hall is an exceptional place to call your own.

Sympathetically restored to retain its architectural integrity, while being carefully renovated to accommodate contemporary living, this unique, six-bedroom family home includes stunning character details such as soaring vaulted ceilings, original timber floors and spectacular stained-glass windows throughout.

This handsome stone property is accessed through a private, gated garden, and the levels of style and character within are instantly clear. Arched double doors open onto a grand entrance hall, which flows into an exceptional open-plan living and dining space, complete with vaulted ceiling, exposed beams, arched recesses, a log burning stove and a majestic stained-glass window that beautifully filters the south-westerly sunshine. At the far end, a modern U-shaped kitchen includes ample storage space and desirable fixtures and fittings, including a Belfast sink and range cooker. The current owners have carefully curated this area to blend its uses beautifully, creating an

ambient space that feels cosy and homely, but sunny and sociable too.

Overlooking the living space, a galleried mezzanine level offers a superb setting for the principal bedroom, with another striking stained-glass window which offers far-reaching views towards Largo Law, flooding the room with light.

There are a further five bedrooms within The Bain Hall, making it an ideal forever family home, with versatile spaces to be used as required. Three double bedrooms are accessible via the main entrance hall, packed with original details and one boasting an en suite shower room. There is also a luxurious family bathroom, completed with twin stained-glass windows perfectly positioned above the bathtub, creating a sense of spa-like tranquillity.

A second hallway leading from the central living area directs to two further double bedrooms, with an en suite shower room and en suite WC respectively.

This peaceful property also offers much in the way of storage and outdoor space, with an extensive cellar and an ample lawned garden, plus a sunny courtyard and parking for four cars. Versatile, elegant and filled with grand, interesting architectural details, this is a truly extraordinary place to call home.

THE BAIN HALL, 4 FORMAN ROAD, LEVEN, KY8 4HH
OFFERS OVER £420,000

CONTACT: Call Thorntons on 01592 332063



THE PROPERTY MARKET

The House Price Report: July 2021

KEY POINTS

£275,623
average selling price

Between May to July 2021, the average selling price of homes in Edinburgh, the Lothians, Fife and the Borders rose 7.6% year-on-year, to £275,623.

105.3%
average percentage of Home Report valuation achieved

Buyers were bidding more competitively, as properties achieved an average of 105.3% of their Home Report valuations.

14 days
median time to sell

Homes also sold more quickly during May-July 2021, with a median selling time of just 14 days – eight days faster than last year.

The property market continued its upward trend during May, June, and July 2021, as buyers flocked to secure homes across Edinburgh, the Lothians, Fife, and the Borders.

The average selling price rose to £275,623 – up 7.6% from the same time in 2020.

Homes in East Fife saw the biggest jump in average selling prices, with properties surging 26.1% to £268,017. This area was closely followed by West Lothian, with a 23.4% increase taking the average selling price to £241,521.

High levels of activity were in place from both buyers and sellers, with increases in both property listings and sales. New listings were up by 61.5% year-on-year, while sales increased by 234.8% in comparison to the same period in 2020. However, given that lockdown restrictions were in place for much of May-July 2020, comparing these figures to 2019 gives a more balanced overview, with an increase of 10.6%.

The race to secure a purchase intensified in the period May-July 2021, with sales times decreasing as the market grew more competitive. The median sales time across Edinburgh, the Lothians, Fife and the Borders is now just 14 days – eight days quicker than the same period in 2020.

Demand for homes outside of the city centre continued to rise at pace, with properties in East Lothian, Midlothian and West Fife & Kinross all selling in a median time of 12 days. The biggest shift is in the Borders, however, where homes are selling 75 days faster than they did last year, now taking just 16 days to go under offer.



Anstruther

The market remains highly competitive, with 34.9% of properties going to a closing date.

As demand continues to outstrip supply, properties achieved an average of 105.3% of Home Report valuation in the period of May-July 2021, 2.3% points more than in May-July 2020.

The desirable towns of East Lothian were the most competitive, with properties selling for an average 108.9% of Home Report valuation – higher than anywhere else in Edinburgh, the Lothians, Fife, and the Borders.

Paul Hilton, CEO of ESPC, commented: “It’s been another busy quarter for the property market, with sustained growth across many areas, including in the average selling prices of property, and the amount over Home Report valuation that buyers are willing to pay.”

“With more homes coming to market, and more sales than in 2020, and faster sales at that, we can safely say that demand is continuing across the market in all areas, for buyers and sellers at all stages. The trend for three-bedroom family homes in the popular suburbs of Edinburgh, and the surrounding commuter-friendly towns of East Fife, East Lothian and Midlothian, continues to rise as buyers seek more space to call their own.

“For buyers looking to start their property journey, now could be a great time to consider buying a home in Leith or Dunfermline, where there are plenty of fantastic, affordable options available and less competition for buyers to secure their ideal home.

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



MAKE YOUR MOVE TO... MUSSELBURGH

Six reasons why this seaside town is more popular
than ever before.



EASY ACCESS INTO EDINBURGH

Whether you're commuting daily or want to be able to enjoy the city's attractions at a moment's notice, Musselburgh is ideally located just six miles from Edinburgh. You can be in the heart of the action in just 20 minutes if you're driving, or enjoy fast, convenient public transport. Several bus routes will deliver you to Princes Street in less than an hour, while trains reach Waverley in six minutes - perfect if you're in a hurry.

EXCELLENT SCHOOLING

Education is a major factor for many families, and Musselburgh has plenty of options for pupils of all ages. There's the choice of four primary schools, feeding into the widely regarded Musselburgh Grammar School. One of Britain's leading boarding schools, Loretto, is also situated here, with pre-school, junior

and senior options. Plus, Queen Margaret University is based beside the train station, offering courses on everything from nursing to drama and public relations.

DELICIOUS FOOD AND DRINK

The clue's in the name - you'll enjoy delicious seafood in Musselburgh. East Coast is a renowned seafood restaurant specialising in local catches - or you can nip into their chippy next door to pick up an alfresco supper. You can even whip up a seafood feast yourself, with fresh supplies from Clark Brothers Fishmongers. Other notable eateries include Buenos Aires Café & Grill, the elegant Carberry Tower (just a short drive away) and for a sweet treat, try the famous Luca's Ice Cream flagship parlour on High Street.



FAMILY-FRIENDLY ACTIVITIES

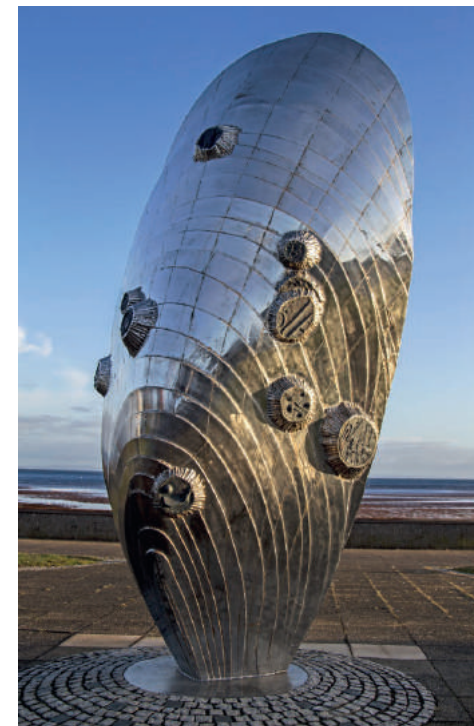
Musselburgh's coastal location provides plenty of picturesque things to see and do. From the wide sandy beaches at Fisherrow Sands and the tranquillity of Musselburgh Lagoons, to the River Esk and the stunning views from the harbour, with Arthur's Seat looming large on the horizon, there's much to be enjoyed. For culture vultures, there's several National Trust for Scotland properties nearby, including Newhailes and Inveresk Lodge Gardens.

HORSES AND COURSES

Musselburgh is home to some of Scotland's most iconic courses - although they're very different in kind! The Old Golf Course is the world's oldest golf course (Mary Queen of Scots is even rumoured to have indulged in a round there), while there's another championship course at The Musselburgh Golf Club. If you're more of an observer, you'll love the glamour and excitement of Musselburgh Racecourse, with its variety of fixtures throughout the year, including Ladies Day and the Gold Cup.

A PROSPERING LOCAL HIGH STREET

Musselburgh boasts a thriving local high street, with a mix of independent businesses, such as The Fine Wine Shop and Blueberry Gifts, and core favourites like Costa Coffee and Boots. For ultimate ease, supermarkets include Tesco Extra, Aldi and Lidl, and just a short drive away, you'll find Fort Kinnaird: a retail park that's home to more than 70 shops, including H&M, Marks & Spencer and Next.



GET YOUR HOUSE DRESSED FOR SUCCESS

Thinking about listing your property this Autumn? Tracy French, Property Manager at ELP Arbuthnott McClanachan, explains those must-do jobs that need ticking off to give your home the best chance of sales success.

MUST-DO JOBS

Start with some essential tasks, which will freshen up your property ready for selling. Decluttering is a must – you can even put some larger items into storage, or box up the excess ready for moving.

Give the property a deep clean, including carpets and windows. After this, consider your décor and make any necessary tweaks, such as touching up paintwork or replacing the bathroom grout.

There are also some external jobs to do; checking the roof, clearing the guttering, and examining the external window paintwork are all important to tick off before the Home Report is ordered.

FIRST IMPRESSIONS

First impressions really do count. I would always advise you to stand back and look at the entrance to your property. It's amazing what a freshly painted front door and some eye-catching pot plants can do! If you have a garden, tidy it up – cut grass, trim shrubs, and add seasonal plants for extra colour.

SET THE SCENE

Staging your home for selling is so important, as we are all drawn to attractive homes. Try to balance the styled look with your home's warmth and personality. Allow room for viewers to move around easily, and emphasise the windows, especially if there's an attractive outlook – we are all naturally drawn to this.

For empty properties, I highly recommend either hiring a property styling company, or virtually staging your photography. I find the latter particularly helpful, as it helps buyers visualise how the property will look when it's furnished.

All of these small tasks are so worthwhile, and your efforts will pay off.

For more information and advice from ELP Arbuthnott McClanachan, visit elpamsolicitors.co.uk or call 0131 554 8649.



LIVE IN A UNIQUE CONVERTED CHAPEL AT THE PLAYFAIR, DONALDSON'S

Three remarkable homes converted from the former chapel at The Playfair at Donaldson's are for sale with City & Country.

The chapel is one of the former college's most dramatic and striking spaces, dating back to the 1840s, with original features including beautiful stained-glass windows. Each chapel apartment features these windows, with one of the most impressive homes offering views of the landscaped gardens and parkland from a grand double-height vantage point.

This property also includes the chapel's two historic turrets, which have been converted into unique living spaces, including a bathroom with a beautifully appointed free-standing bath. A large open plan kitchen with a bespoke kitchen island area also provides triple aspect views.

Other period features found in all three apartments include restored original panelling, shutters and decorative ceiling details.

Residents will benefit from access to The Playfair's communal areas, which have already been restored. These include the grand entrance hall and impressive original staircase, and The Club Room, a south facing boutique communal room where refreshments are available.

Commenting on the new homes, Olivia Hutley at City & Country, said: "The chapel is an incredible space and these new apartments are some of the most distinctive in Edinburgh. The beautiful, large stained-glass windows offer a real wow-factor to friends and family, but throughout the apartments many other unique features and living spaces can be found.

"With much of the restoration work already complete, purchasers can immediately benefit from other aspects of living at The Playfair, including its communal living areas, landscaped grounds and concierge service."

The Playfair is one of Edinburgh's most iconic buildings. They're home to the acres of protected parkland, Chapel Gardens (which face the Playfair's historic chapel), an arboretum and parterre terrace.

The Chapel apartments are priced from £950,000 to £1,100,000 and are available to visit on an appointment only basis. To arrange an appointment (virtually or in person), call 0131 341 5679, or visit cityandcountry.co.uk/donaldsons

A SPACE OF ONE'S OWN

Creative Director Katie Brigstock found her dream home in Edinburgh through ESPC. Here, she shows us around her new flat and talks to us about her experience as a first-time buyer in the middle of lockdown.

27-year-old Katie Brigstock has become well-known in the Edinburgh interiors scene, after launching her creative studio Style Your Spaces in 2019. Offering everything from wedding floristry to event styling, the studio recently diversified to add homeware into the mix, unveiling an online shop stocked with Katie's signature linens, crockery, and accessories, as well as an antique furniture sourcing service, Sourced by SYS.

Katie's also been busy documenting her own interiors journey online, after purchasing her first property, a flat in Edinburgh's Trinity neighbourhood, at the beginning of 2021. Sharing her renovation progress with her 11,000+ followers, we're delighted to get a little glimpse into this very stylish space with the lady herself.



You can follow Katie's interiors journey on Instagram @styleyourspace.



Congratulations on purchasing your first property! What was your experience like as a first-time buyer, and how was it impacted by the lockdown restrictions?

Thank you. It was a long process! I'd been renting in Edinburgh for a few years, in different parts of the city, including New Town and Stockbridge. I had a fairly good understanding of the different areas and communities in Edinburgh, so I used this to help narrow down my search.

We were looking for about a year and saw around 20 properties. Then lockdown happened, and the experience was quite stressful to be honest. In-person viewings weren't allowed, and I wasn't prepared to offer on anywhere I hadn't seen. Then, once the restrictions started lifting, there was an influx of buyers looking and pent-up demand, which meant prices got higher, and it became a real fight for anything good! We made offers on three other properties but were outbid on all of them.

I used the ESPC website throughout my whole search, which was a great help in finding suitable properties with good, clear photos and all the relevant information I needed. I found that properties were being snapped up so fast, that I was constantly refreshing ESPC for the new ones! It was on ESPC that we found this particular flat.



How did you know that this property was 'the one'?

I fell in love as soon as I walked through the door – it just felt like it could be our home. The flat had been really well looked-after and cared for by the young family that previously owned it, and it had the good bones I was looking for – space, light, and period features. I wanted something that I could put my own stamp on but without having to make any huge structural changes.

It was in a slightly quieter neighbourhood than I'd imagined living in (after living in the middle of Stockbridge!) but Trinity has a lovely feel to it, and the flat is within walking distance of our favourite coffee shops and parks.

You've already been putting your stamp on the property and documenting your renovations online. Where do you find design inspiration, and what are your plans for your new home?

My field of work means that I'm constantly surrounded by pattern, colour, fabrics, and flowers, which are all great sources of inspiration! I read lots of interiors magazines, and love visiting hotels and restaurants that inspire my design sensibilities.

I mostly plan to inject some colour and personality into the space, so that it reflects our tastes and becomes a space we want to spend time in and invite others into too.

Entertaining is a real love of ours, so the kitchen was really important to us. We wanted a rustic Italian vibe, and although the room is South facing, it's not overly light, so I wanted to play on this soft light by using warm, rich tones. We ripped out most of the kitchen, then painted the ceiling and walls the same colour [a soft plaster pink] and installed a bold checkerboard splashback with zellige tiles. Next, we'll be laying a terracotta floor. We also had a joiner make us a crazy maze of shelves in the utility room to store my ever-expanding glassware collection!

I have an antique furniture sourcing business too, so it's been great fun finding some unique and unusual pieces for our home. Next up, we need to decide on room schemes for our spare bedroom and small office room.

What are the biggest lessons you've learned so far about renovating?

Take your time! I wanted everything done as soon as possible, to make the space feel like home, but that means some things were rushed, or decisions were made before I'd had time to really think about them. If you can draw up an overall idea for the interiors from the start, you'll have a vision for the bigger picture. Also, electrics! If I could go back in



time, I'd make all sorts of changes to our wiring and lighting, as it's the thing that turns any plain room into a beautiful, inviting space.

What is your favourite thing about your new home?

Looking out from our hallway to the sea, through our North facing windows. I painted all the woodwork and doors in the hallway a bright, grass green – a slightly unusual decision but every time I'm in there, it makes me smile and links to the beautiful view of the trees and the sea.

What advice would you give to fellow first-time buyers?

Don't get sucked into offering more money than you can afford. I was outbid on three different properties and although I was gutted at the time, I ended up with the perfect flat, at a price I was really confident with.





Brave Ground Matt Emulsion paint, Dulux, £17, diy.com

DOWN TO EARTH

Add a rustic-luxe touch to your interiors, with soft textures and soothing hues taken from the great outdoors.



Oliver accent chair, Cult Furniture, £349, cultfurniture.com



Selection of prints, Desenio, prices vary, desenio.co.uk



Elina 12 Piece Dinnerware Set, Made, £119, made.com



Gingham ruffle linen tablecloth, Rebecca Udall, £189, rebeccaudall.com



Smoked glass vase, Rose & Grey, £14, roseandgrey.co.uk



Selection of vases, H&M, prices vary, hm.com

DRESS FOR DINNER

From colour schemes to tableware, Jennifer Morgan, interiors editor at John Lewis, shares her expert tips for creating a perfect alfresco tablescapes this summer.

It's the weekend, the sun is shining and you're inviting friends and family for a long leisurely lunch outside - what better opportunity to show off your styling skills than by dressing your outdoor table? All you need are a handful of key buys, some clever touches and a few stylist's tricks to create a special at-home dining experience.

The overall feel is relaxed, but you also want guests to feel that you've made the effort - after all, gatherings like this have been a long time coming. Choose tableware that works just as well inside as out, and add a softer touch with linens. Look out for coloured glassware, turning a simple summer spritzer into something special.

Think of summer skies, idyllic beach huts and the raw beauty of the coast for this look, which starts with the painterly sweeps of

colour provided by the Tapas range by John Lewis. It's easy to mix and match pieces with its lovely pastel palette. Add a natural touch with woven placemats and wooden boards - this will balance the crockery, boosting that relaxed vibe.

Keep glassware clear, adding sparkle to a natural garden table. Serve a refreshing cooler in a jug, with simple tumblers stacked and ready to go.

Be bold, be colourful and be lively with a few hero pieces in acidic brights - just the thing for a fun afternoon in the sun. Choose a tray or platter featuring a zingy, fruity design that you can mix in with existing plain pieces of tableware. Take glassware and serving platters outside, creating an afternoon tea vibe, with delicious pastries and fresh fruit must-haves.





Mix bright colours together – watermelon reds with zesty lemon, jade green with hot pink – as long as there’s plenty of white, the look will still feel refined. Think afternoon tea at a fashionable boutique hotel – you could even pop on a summery tea dress to suit.

For a stylish summer table, mix and match patterns inspired by the Middle East, thanks to the new Levantine collaboration between John Lewis & Waitrose. Then pick out colours for individual pieces – such as lapis blue, green onyx, cinnabar orange and sky blue.

This look is about adding bold layers of pattern – and think ‘mix and mix’. Coloured glassware is a must too, but stick to rich shades. Guests will soon feel as if they are on a Middle Eastern odyssey.



A VIEW TO REMEMBER

Always dreamed of a home with a view? This picturesque property in South Queensferry could be just what you’ve been looking for



A VIEW TO REMEMBER



There are many things to admire about 4a Stoneycroft Road, but undeniably, it's the showstopper of a view that will have you swooning. With a breathtaking view of the three iconic bridges crossing the Forth, this charming and contemporary detached villa offers a stunning outlook at any time of the year, from its idyllic positioning in the sought-after town of South Queensferry.

Accessed via its private landscaped garden, the property has a wonderfully secluded feel. This sleek home is presented in turnkey condition, with fresh and tasteful décor and high-quality fixtures and fittings throughout. The property would make a wonderful abode for a young professional couple, with its fast and frequent transport links to Edinburgh, or downsizers searching for a tranquil place to call home.

The property is laid out over two floors, with the living areas situated on the upper level, in order to make the most of the stunning vistas over the gardens. A spacious entrance hall is completed by a handy utility room and slick separate shower room, offering plenty of practical features. The hallway opens onto an impressive open-plan



lounge and dining room, including a stylish kitchen – the ideal socialising space. Flooded with light thanks to an abundance of windows and pitched ceilings, this airy room feels wonderfully fresh and bright, and the addition of a balcony creates the perfect 'outdoors-in' approach.

A central staircase leads downwards to the lower ground floor, with two double bedrooms to choose from. The principal bedroom boasts built-in storage space and a stylish en suite shower room, complete with bathtub, while the second bedroom feels bright and spacious. Both bedrooms enjoy direct access onto a decked patio area, offering the perfect place to unwind. Impressive, extensive mature gardens complete the property, providing peace and tranquillity along with that picture-perfect view.

4A STONEYCROFT ROAD, SOUTH QUEENSFERRY, EH30 9HX

OFFERS OVER £475,000

CONTACT: Call Deans Properties on 0131 253 2707





Edinburgh

THE BEST AREAS FOR SCHOOLS IN 2021

It's that time of year again, with pupils finally heading back to class after a long, hot summer. If the season's got you thinking about where's best suited to your little ones, or even if you're considering a future-proof location to set up home, ESPC can help with your search to find your perfect property, within easy reach of excellent education.

We've done the maths, looked at the history and consulted the geography, to bring you a rundown of the areas in East Scotland that include some of the country's top 50 state secondary schools, according to The Times' School League Table for 2021.

EDINBURGH

The Capital is home to some of Scotland's finest attractions, as well as some of the country's best schools, with six Edinburgh establishments making the top 50.

The leafy neighbourhoods of South Central Edinburgh, such as Morningside, Marchmont and Bruntsfield, are always popular with buyers. If you opt to settle down here, you can

choose from schools including Boroughmuir High School (ranked 7th in the tables), James Gillespie's High School (ranked 15, and a former Top State Secondary School) and St Thomas of Aquin's RC High School (42).

If you prefer the suburbs of South West Edinburgh, you can pick from establishments including Firrhill High School (32) or Currie Community High School (50), which has also been named Scotland's Most Enterprising School 2021.

Closer to the coast, North West Edinburgh offers a peaceful pocket of the city to set up home in, and you can enjoy amenities including The Royal High School (33).

WEST LOTHIAN

The towns of West Lothian are perpetually popular, thanks to their handy positioning just outside of Edinburgh, close to open green spaces and plenty of amenities, including four of the top 50 schools.

Livingston residents can enjoy the choice of two schools close by, both in the top 30: The James Young High School (20) and St Margaret's Academy (26). Meanwhile, choosing to settle down in the historical setting of Linlithgow gives you access to 11th-placed Linlithgow Academy.

Buyers considering the flourishing area of West Calder have yet another reason to make the move, with West Calder High School's £32million state-of-the-art building reaching 12th position in this year's list.

THE BORDERS

Already renowned as a family-friendly place to settle down, the Borders' tranquil towns are also home to a selection of superb schools.



Linlithgow

Earlston residents of all ages can benefit from the town's thriving spirit and close-knit community feel, and school-age residents from the town, as well as from areas including Lauder, Melrose and St Boswells, can all attend Earlston High School (16). There's even a free bus service to make the school run smooth and simple!

Picturesque Peebles is another in-demand spot, popular with buyers at all stages of life. Family buyers can take advantage of Peebles High School (40) on their doorstep, with its state-of-the-art sports facility.



Peebles



Moffat, Dumfries & Galloway

DUMFRIES & GALLOWAY

Considering the peaceful towns and plentiful green space of Dumfries and Galloway? Many families love the serenity of life in this corner of the country – plus, you’ll have three top-50 schools to pick from.

If you’re thinking about life in vibrant Moffat, you’ll have plenty to see and do. The town’s Moffat Academy (24) is also clustered with a nursery and primary school, so children can attend for their education in its entirety.

Meanwhile, Dumfries retains a strong appeal for buyers of all ages, and those with secondary-age children in particular can take advantage of St Joseph’s College (34), which is renowned for its sports facilities, with several notable sporting alumni.

If you’d prefer a quieter life, the quaint community of Thornhill is a charming place to call home. Local children can attend Wallace Hall Academy (47), a secondary school with over 300 years of history.

EAST LOTHIAN

The coastal county is always in high demand with buyers who want the best of both worlds – so if you dream of a picture-perfect home by the water, with the buzz of Edinburgh close by, it could be the ideal place for you.

The jewel in East Lothian’s crown, it’s no surprise that buyers are in hot pursuit of homes in the idyllic seaside town of North Berwick. North Berwick High School (38) adds to the appeal; this school places strong focus on performing arts, sports, and community liaison, with plenty of activities to keep young minds busy and for the local community to be involved with.



North Berwick



STUDENT LETS: WHAT DO YOU NEED TO LEARN?

Considering investing in a student let? Nicky Lloyd, Head of ESPC Lettings, shares an expert insight into the burgeoning buy-to-let market for student properties.

With over 2.4 million students at UK universities, now could be a good time to get involved in the booming student let market. Student lets usually offer good yields and can be a solid financial investment in the long term.

So, what do you need to know to make sure your property passes the test?

CHOOSE THE RIGHT LOCATION

Opting for a buy-to-let close to a university will boost the chances of your property being a strong long-term investment, especially with some of the UK’s most renowned universities being in the East of Scotland. Choose somewhere within thirty minutes’ walk of campus, with plenty of student-friendly amenities nearby.

PICK THE RIGHT MODEL

Some landlords opt for the HMO (House of Multiple Occupancy) model, where students share a property. An HMO licence is required where three or more unrelated people (normally students) are sharing a property. HMO properties may require remodelling to add extra facilities and the local council will need to grant an HMO licence. If you choose

not to purchase an HMO property, there are plenty of students looking for a one- or two-bedroom property where this type of licensing is not required.

REMEMBER THE ESSENTIALS

Fully furnished properties are preferable – most students won’t have their own furniture. You should include beds, desks and chairs, sofas, wardrobes, drawers, and appliances. Investing in extras such as mattress protectors, sofa covers, and laminate flooring will all help to preserve the property’s condition.

INVEST IN PROPERTY MANAGEMENT

If you’re concerned about managing multiple tenants, ESPC Lettings can step in. We can offer advice, and look after everything from finding tenants with guarantors, to managing rent collection, repairs, maintenance, and inventories.

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.

MEET SHIRLEY

We sit down with the newest member of ESPC Mortgages, Shirley Mushet, to find out more about her advice for buyers and what she loves most about her job.

HOW CAN YOU HELP THOSE BUYING A HOME?

I help people find the right mortgage lender and product for their individual needs, then liaise with the lender until an offer is issued. It's important to me to offer moral support; in a buoyant market, clients can find it demoralising when things don't go to plan. I'm a sounding board too, for example, some properties are acceptable to some lenders but not others, so I explore every avenue.

WHY ESPC?

It goes without saying that ESPC is the go-to trusted property brand in Edinburgh and it fits perfectly with my own principles of doing the best job I can.

WHAT ADVICE WOULD YOU GIVE TO FIRST TIME BUYERS LOOKING TO GET A MORTGAGE?

Start discussions with ESPC mortgage advisors early on, I can give you advice to put you in the best position possible for offering. Additionally, do your homework, view properties virtually and get a feel for what you can afford and where.

WHAT ARE YOUR BIGGEST DOS AND DONT'S FOR CLIENTS?

Look after your credit! If possible, don't take out large amounts of credit, and don't miss payments on credit.

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



Keep your address up to date on important documents, and make sure you're on the electoral roll.

I'm a firm believer in the sentiment 'If you don't shoot, you don't score', meaning 'If you don't put an offer in, you'll never know'. As most solicitors don't charge for unsuccessful bids, if you really love a property don't assume others will outbid you. You never know, that might just be the one you are successful with!

WHAT DO YOU ENJOY MOST ABOUT YOUR JOB?

I still get more excited about a client's property journey than about my own! The really great part is helping people realise their dream home.

ESPC mortgages offer expert independent mortgage advice in Edinburgh. Get in touch with the team on 0131 253 2920 or fsenquiries@espc.com

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.

ESPC (UK) Ltd is an Appointed Representative of Lyncombe Consultants Ltd which is authorised and regulated by the Financial Conduct Authority.

YOUR SEARCH STARTS HERE

Our new-look property section highlights just some of the stunning homes now available with ESPC solicitor estate agents. Which one of them could be yours?



**THE ORCHARD, 3C STATION ROAD, EAST LINTON,
EAST LOTHIAN, EH40 3DP**

OFFERS OVER £675,000



ESPC PROPERTY



Stunning 4 bed det house with double garage & garden | Vestibule | Hall | Living room | Kitchen/dining room | Dining room/family room | Garden room/snug | Utility | WC | Principal bedroom, dressing area & en suite bathroom | 3 double bedrooms | Office | Bathroom | GCH | DG

VIEWING INFORMATION

By appt tel Agent 01620 532654

**SIMPSON
& MARWICK**

**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

Tel: 01573 922603

HASTIN&S

FOUNTAINBRIDGE, FLAT 12, 3, LOWER GILMORE BANK, EDINBURGH, EH3 9QP

OFFERS OVER £549,000

3  2  1  C 

ESPC PROPERTY



This is a fabulous duplex penthouse, set within the stylish modern development of Edinburgh Quay 2. It enjoys a prime CANAL-SIDE location overlooking the canal basin. Huge Open plan Living/Dining/Kitchen space (Balcony); 3 Beds (one en suite) WC & Bath. underground parking.

VIEWING INFORMATION

Call Agent on 07776 198 960

GJ HUNTER
SOLICITORS

4 KINGSFIELD STEADINGS, LINLITHGOW, EH49 7NY

OFFERS OVER £445,000

5  4  1  D 

ESPC PROPERTY



Enjoying a rural setting yet still in catchment for Linlithgow schooling, No 4 offers 219m² of flexible space, perfect for life/work balance. There's a south-facing "chill-out" courtyard area, ideal for al fresco dining and for golf enthusiasts, a 9-hole course and putting green a stone's throw away. Canalside walks and restaurants are also within strolling distance.

VIEWING INFORMATION

Tel: 01506 802830

Peterkin & Kidd
Solicitors and Estate Agents

SEAWYND COTTAGE, SEA WYND, ABERLADY, EAST LoTHIAN, EH32 0SD

OFFERS OVER £430,000



ESPC PROPERTY



Unique 3 bed cottage with courtyard garden & terrace | Hall | Sitting room | Kitchen/dining room | Utility | Sheltered walled courtyard | Double bedroom 1 & 2 both with fitted wardrobes | Double bedroom 3 leading to terrace | Shower room | GCH | Double & secondary glazing

VIEWING INFORMATION

By appt tel Agent 01620 532654

SIMPSON
& MARWICK

40/1 CORSTORPHINE ROAD, EDINBURGH, EH12 6HS

FIXED PRICE £375,000



ESPC PROPERTY



Character cottage in the heart of Corstorphine with parking and a private garden. Ripe for upgrading, this home offers an opportunity to create a dream home.

VIEWING INFORMATION

By appt. McEwan Fraser Legal 01312532263

McEwan Fraser

ROSEMOUNT, 30 HILLSIDE TERRACE, SELKIRK, TD7 4ND

OFFERS OVER £325,000

4  2  4  E 

ESPC PROPERTY



A Charming Stone Built Detached Cottage With Flexible Living Accommodation and Four Comfortable Bedrooms, Complemented By A Beautiful Garden and Scenic Outlooks Over A Rolling Selkirk Landscape.

VIEWING INFORMATION

Tel: 01573 922603



41B/8 BALCARRES STREET, MORNINGSIDe, EDINBURGH, EH10 5JG

OFFERS OVER £320,000

2  2  1  B 

ESPC PROPERTY



Forming part of a modern development in desirable Morningside and enjoying views towards Arthur's Seat, this third-floor flat boasts expansive interiors including two double bedrooms, two bathrooms, plus access to allocated residents' parking.

VIEWING INFORMATION

Tel VMH 0131 253 2964



7/5 DARNELL ROAD, EDINBURGH, EH5 3PQ

FIXED PRICE £310,000



ESPC PROPERTY



Located in sought after Trinity, this stunningly presented property has been modernised to an extremely high standard whilst retaining many original features. The accommodation is generous, with a spacious shared garden to the rear, and is offered in move-in condition..

VIEWING INFORMATION

By appt tel Agent 0131 581 5711

SIMPSON
& MARWICK

24/9 MILLAR CRESCENT, EDINBURGH, EH10 5HW

OFFERS OVER £285,000



ESPC PROPERTY



Set on a quiet street in the prestigious area of Morningside, this beautiful two-bedroom third/top-floor flat offers light and airy accommodation with tasteful understated interiors that effortlessly pair contemporary detailing with characterful period features.

VIEWING INFORMATION

Tel VMH 0131 253 2964



398 2F3, MORNINGSIDEROAD,
EDINBURGH, EH10 5HX

OFFERS OVER £270,000



ESPC PROPERTY



Superb one bedroom second floor flat with a box room and shared garden

VIEWING INFORMATION

By appt tel Agent 0131 581 5711

SIMPSON
& MARWICK

31/15 OCEAN DRIVE, THE SHORE,
EDINBURGH, EH6 6JL

FIXED PRICE £270,000



ESPC PROPERTY



Set on the fourth floor of an exclusive modern development in Edinburgh's fashionable Shore district and enjoying spectacular panoramic views across the Albert Dock Basin to the Firth of Forth, this outstanding two-bedroom, two bathroom apartment boasts contemporary neutral interiors and generous, well-designed living space, plus access to a communal courtyard garden and an allocated parking space in a secure underground car park.

VIEWING INFORMATION

By appointment with Watermans Legal
Contact 0131 253 2959



RAILWAY VIEW, MAIN STREET, RESTON, EYEMOUTH, TD14 5JP

OFFERS OVER £260,000



ESPC PROPERTY



A traditional and characterful detached property positioned in the heart of the village; boasting a large rear garden including an orchard area, this property presents a perfect opportunity for those seeking a traditional family home with plenty of space both externally & internally. Equally for those in search of a peaceful village environment which also has great connections to Edinburgh and further south, Reston is a well considered location.

VIEWING INFORMATION

Tel: 01573 922603



11 CURRIE STREET, DUNS, TD11 3DL

OFFERS OVER £260,000



ESPC PROPERTY



An extremely attractive Georgian townhouse which boasts a highly convenient location close to the town centre. The presentation of the property is absolutely superb, with great care and attention having been taken to retain or restore as much of the traditional character as possible. The large attic space provides great opportunities for further development and there is a lovely, well stocked patio garden.

VIEWING INFORMATION

Tel: 01573 922603



DEVELOPMENT SITE, BURNMOUTH TD14 5RT

OFFERS OVER £230,000



ESPC PROPERTY



This sizeable development site sits on the edge of this established coastal village with excellent road links via the A1 as well as regular rail connections on the main East Coast Rail-line at nearby Berwick Upon Tweed. The initial site has potential to accommodate approx. 12 residential units and presents a rare opportunity for a developer within this sought after coastal area.

VIEWING INFORMATION

Tel: 01573 922603



4(3F1) TAY STREET, POLWARTH, EDINBURGH, EH11 1DZ

OFFERS OVER £200,000



ESPC PROPERTY



Spacious top-floor flat. Recently reduced and opportunity for a fantastic rental yield.

VIEWING INFORMATION

By appt. McEwan Fraser Legal 0131 253 2263



34/8 TORWOOD CRESCENT, EDINBURGH, EH12 9GJ

OFFERS OVER £190,000



ESPC PROPERTY



This stylish third (top) floor two bedroom apartment offers contemporary city living. Located in desirable South Gyle

VIEWING INFORMATION

Ralph Hendrie Legal on 0131 253 2249

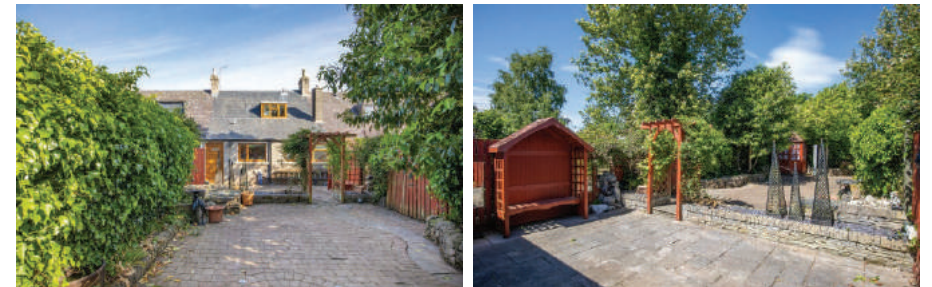


2 WHITEHILL FARM COTTAGES, NENTHORN, KELSO, TD5 7RZ

OFFERS OVER £180,000



ESPC PROPERTY



Nestled into the countryside only a few miles outside of Kelso, 2 Whitehill Farm Cottages offers a semi-rural lifestyle with superb southerly views towards the Cheviots. Situated within a peaceful environment, the cottage is only a short drive from a full range of local shops and amenities whilst enjoying countryside walks on the doorstep.

VIEWING INFORMATION

Tel: 01573 922603



1 THE MILL BUILDING, EDINGTON MILL, CHIRNSIDE, TD11 3LE

OFFERS OVER £180,000



ESPC PROPERTY



As the address suggests, the property forms part of a converted mill which lies within an exclusive development on the banks of the Whiteadder Water. With one of the best positions within the former mill building, the townhouse boasts a balcony to the front which directly overlooks the river and enjoys lovely open outlooks up stream. A great prospect as an easy to maintain, tranquil main residence but also perfectly suited as weekend bolthole or holiday let investment.

VIEWING INFORMATION

Contact Hastings Legal & Property
Tel: 01573225999

HASTINGS

ST. HELENS, HOUNDLAW PARK, EYEMOUTH, TD14 5DA

OFFERS OVER £175,000



ESPC PROPERTY



A traditional townhouse spanning three floors, located close to all amenities and attractions. St Helens offers a great opportunity for those seeking a family home in the town with scope to modernise and upgrade the property to their own tastes. There is also the benefit of a fully enclosed rear garden and garage.

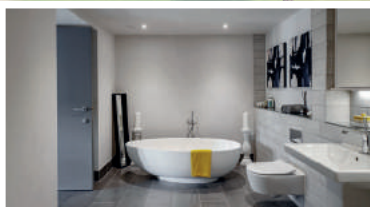
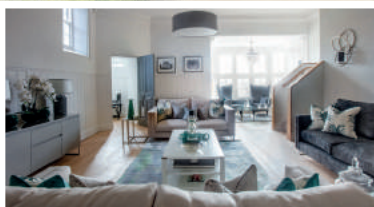
VIEWING INFORMATION

Tel: 01573 922603

HASTINGS

THE PLAYFAIR

AT DONALDSON'S



FINAL PHASE NOW RELEASED

Discover The Playfair at Donaldson's, one of the most important buildings in the city of Edinburgh and a feast of architectural heritage and palatial elegance.

It is a superb opportunity to live somewhere truly exceptional, with grandly proportioned apartments, light-filled interiors, magnificent communal spaces and 16 acres of sweeping parkland.



CITY
CENTRE
LOCATION



CONCIERGE
SERVICE



16 ACRES OF
LANDSCAPED
GROUNDS



BOUTIQUE
COMMUNAL
ROOMS



SECURE
UNDERGROUND
PARKING



LUXURIOUS
SPECIFICATION



SCAN TO FIND
OUT MORE

MOVE IN NOW

1, 2 & 3 BEDROOM APARTMENTS PRICED FROM £265,000 TO £1,550,000*

Sales Suite & Show Homes open Thursday to Monday, 10am to 5pm West Coates, Edinburgh EH12 5FA

CONTACT US TO ARRANGE YOUR PRIVATE VIEWING

donaldsons@cityandcountry.co.uk

0131 341 5088

cityandcountry.co.uk/donaldsons

*Prices correct at time of going to press.

CITY & COUNTRY