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*For more information, please contact our dedicated sales consultants.

Westpoint
HOMES.

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Editor's note

Emer O'Toole

Hello!

Welcome to the September issue of ESPC magazine which is packed full of the latest property news and views.

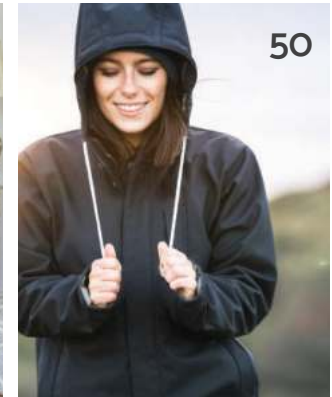
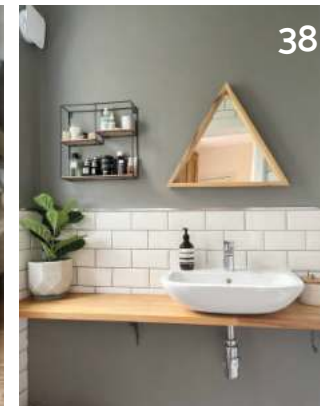
Don't miss our feature on the best areas for family homes in Edinburgh, the Lothians, Fife and the Borders, and find out how to make your home eco-friendly. Plus, Edinburgh resident Rani Bolam shows us round her first home, found on ESPC.

We're also looking at fresh interior trends for September, with Dobbies discussing how houseplants can add a pop of life to your home and we showcase some of our favourite products from John Lewis & Partners that follow the trend for natural materials in interiors.

Plus, there's expert advice from our member firms, and mortgages and lettings experts, and a spotlight on some of the best properties on the market.

Happy reading!

Emer



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Staying informed

The ESPC event series is designed to help you understand the local property market and make the best choices for your future. Don't miss these upcoming events, all of which will feature property market expert speakers.



At ESPC, we want everyone to feel at home, and we are here to help you on your property journey. Whether you're a first-time buyer, a homeowner wondering about the right time to sell, or a potential investor thinking about buy-to-let property, our network of property experts can guide you.

This autumn, we're hosting a series of webinars dedicated to specific property queries and quandaries, so that whatever your property goals are, we can help you achieve them. Free to everyone and accessible online, either live or on catch-up, our virtual events have proven incredibly popular with ESPC customers. Our first-time buyers event will be held in person – the first one since the pandemic.

Our events are hosted by a mix of property specialists, including solicitor estate agents, mortgage advisors and lettings experts, so that you can be sure you're getting tailor-made, up-to-date advice from the Scottish property market.

Simply sign up at espc.com, and you'll be sent a link to join and ways to catch up if your schedule changes. You can even send in your questions in advance for our property experts to answer live!

Our upcoming events calendar includes:



Buy-to-let webinar

Planning to dip your toe into the world of property investment, and looking for advice on the Edinburgh buy-to-let market? Our popular buy-to-let webinar will offer you insider information on this specific corner of the property market.

22nd September 2022
12-12.45pm



First Time Buyer in person event

Are you looking to buy your first home? This seminar will provide you with all the latest property market news and give you information on the process of getting a mortgage. We will also have legal experts on hand to explain the conveyancing process and how to buy a house.

Location: ESPC Property Information Centre, 107 George Street, Edinburgh, EH2 3ES

6th October 2022
5.30pm



Last opportunity to own a piece of history at the Playfair at Donaldson's

A limited collection of one and two-bedroom conversion apartments remain for sale at The Playfair at Donaldson's, one of Edinburgh's most prestigious residential addresses.

The new homes in this landmark building combine the best of the old and the new, with carefully restored internal features such as large windows, fireplaces, and cornices alongside a contemporary specification ideal for modern city lifestyles. Properties also benefit from underground parking, full use of the maintained grounds, and a convenient concierge service.

Communal areas, such as the Club Room, chapel, grand entrance hall and impressive original staircase, have been softly lit with brass light fittings and luxurious bespoke tartan carpets. These spaces have been painted in stylish hues of dark grey, creating an elegant and homely sense of place.

The Playfair benefits from a city-centre location, yet it is surrounded by acres of attractive grounds which have been transformed to provide idyllic outdoor spaces in which to relax and enjoy the views of the outstanding building.

When the city beckons, The Playfair is located less than five minutes' walk from Haymarket station, which offers direct trams to the city centre, as well as Edinburgh Airport.

Restored and converted by award-winning heritage developer City & Country, The Playfair is renowned as one of the most iconic buildings in the city. The former college is set amidst 18

“

The Playfair is such an iconic part of the area's history, and their commitment to honouring the craftsmanship of two centuries ago is truly exceptional.

”

acres of elegant grounds and is dominated by the central Playfair building: a beautiful quadrangular building, built in the 1840s and designed in the style of an Elizabethan palace.

The striking design is the master work of world-famous architect William Henry Playfair, whose other famous work includes the National Monument and the National Gallery of Scotland.

Famously desired by Queen Victoria, who it is said would have happily swapped it for The Palace of Holyroodhouse, the building has more recently been known for the quality of its new homes – this summer it was named Renovation of the Year at the Scottish Home

Awards, the third time the development has won one of these prestigious accolades.

Edinburgh native Catherine Kennedy recently purchased a home, having been particularly attracted to the craftsmanship and design of the building. She explains: “The respectful way City & Country has restored this building is second to none. The Playfair is such an iconic part of the area's history, and their commitment to honouring the craftsmanship of two centuries ago is truly exceptional. I'll enjoy the experience of owning a piece of Edinburgh's history.”

The final homes are priced from £415,000. For more information visit cityandcountry.co.uk/donaldsons or call 01174 534 693.





Flexible
family living

This stylish family home in East Lothian has been cleverly extended by its current owners



This beautifully-presented house in Musselburgh comes to the market in true move-in condition and offers a fantastic family home, providing unique and flexible living with an attractive landscaped private garden, driveway and lovely open views from both the front and rear.

There is a chic lounge with a feature decorative fireplace. The modern fully integrated kitchen/dining room is fitted with a range of wall and base units with complementary worktops incorporating the built-in Siemens hob, single oven and combi micro-oven, integrated



dishwasher, fridge-freezer and washing machine. A large cupboard with power provides additional storage with inbuilt shelving.

A real feature of this property is the large sunroom/family room providing an abundance of natural light by way of the triple aspect windows including French doors to the rear garden. A useful study/home office is located off the kitchen and again offers direct access to the garden.

Completing the rooms downstairs is a double bedroom with an en suite shower room. A carpeted staircase leads to the upper floor with access to all three bedrooms, two with built-in wardrobes, and the family bathroom comprises of a white three-piece modern suite. In addition, there is a partially floored attic with Ramsay ladder access. Further benefits include gas central heating with a combi boiler and double glazing.

There is a driveway located to the front of the property providing off-street parking with additional communal parking bays within the cul-de-sac. Situated to the rear is a landscaped garden, laid with artificial grass with a paved patio ideal for outside dining.

Musselburgh is located on the south shore of the Firth of Forth in Scotland at the mouth of the River Esk, approximately six miles east of Edinburgh. It is the largest town in East Lothian and is a good base for people who want to live near the city, but also want easy access to countryside and coastline.



“

A real feature of this property is the large sunroom/family room providing an abundance of natural light...

”



58 Clayknowes Place, Musselburgh, EH21 6UQ
Offers over £390,000
Selling solicitor: Neilsons, call 0131 253 2858

4 bed | 2 bath | 2 lounge

The House Price Report: August 2022

We take a closer look at how the housing market performed across Edinburgh, the Lothians, Fife and the Borders over the past three months.

It was an interesting quarter for the property market across Edinburgh, the Lothians, Fife and the Borders, with clear patterns developing across some of ESPC's key market areas.

Across all regions, the average selling price rose 7.4% to £296,617 year-on-year, as demand across the property market continued to thrive.

The highest price increases were seen in West Lothian, where market activity has increased in recent months thanks to buyers seeking larger, more affordable homes within easy reach of the Capital. In this area, property selling prices rose 23.5% to £261,251. West Fife and Kinross also reported high price increases, with an average selling price of £233,395 – 18.6% higher year-on-year.

Property selling prices in East Fife were down 4.4% year-on-year, indicating that demand in this region is starting to level off.

Dunfermline, which continues to be a hotspot for first-time buyers saw an average selling price increase of 9.1%, taking it up to £221,396 annually.

Overall, Edinburgh saw average property selling prices rise 8%, taking the average to £316,475. In the city centre, prices rose 18.7% annually to £372,761.

From July-August 2022, sales volumes across Edinburgh, the Lothians, Fife and the Borders reduced by 13.8%, while new property listings were up by 0.4%.



Two-bedroom flats in Leith sold in the highest volumes during this period, with levels up 1.6% annually. Two-bedroom flats in Dunfermline saw a 21.7% increase in sales volumes, while three-bedroom houses in the town saw sales volumes fall by 7.9%.

Buyers also continued to pay significantly over Home Report value, with properties attaining 108.6% of their Home Report value on average – 2.6 percentage points higher than June-August 2021. This was perhaps compounded by the number of homes going to a closing date, which rose 1.7% to 38%.

East Lothian attained the most over Home Report valuation, with properties achieving 111.5% of their valuations on average – 2.3% higher year-on-year. This was followed by West Fife and Kinross which had the biggest jump in percentage points since last year at 2.9%, taking its new total of average percentage of Home Report valuation attained to 109.3%.

Despite fewer sales and a reduction in new property listings, the market in all regions continued to thrive with buyers and sellers facing strong competition in June-August 2022. The median time for properties to go under offer reduced by one day year-on-year to 14 days.

Homes sold the fastest in Midlothian and West Fife and Kinross, in a median time of 12 days.

Paul Hilton, CEO of ESPC, commented: "It has been another busy quarter for the property

150

solicitor estate agents

ready to help you buy and sell homes

Over

1700

homes for sale

143,195

My ESPC emails sent during August

market, with growth seen in many areas and buyers still willing to pay over the Home Report valuation for many properties.

"Edinburgh city centre continues to be a desirable area to live with two-bedroom flats and three-bedroom houses continuing to be particularly popular with buyers. Flats in Morningside and Leith sold quickly during this period.

"We can see that there is still very strong demand for homes outside of the city centre that offer great transport links, where a larger property is more affordable for many. Areas such as West Lothian and Midlothian are seeing significant leaps in demand, while we're continuing to see strong interest for East Lothian and East Fife – regions which have both thrived throughout the past two years."

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

Key points

£296,617

average selling price

The average property selling price rose 7.4% year-on-year to £296,617.

108.6%

average percentage of Home Report valuation achieved

On average, buyers paid 108.6% of Home Report valuation, up 2.6 percentage points.

14 days

median time to sell

The median selling time for properties was 14 days, one day slower than in 2021.

Top tips to make your property stand out from the crowd

Angela Connery, Estate Agency Manager at Beveridge & Kellas, gives her advice on how to make your home as appealing as possible to potential buyers.

They say, “you never get a second chance to make a first impression” and I totally believe this to be true.

Buying a property comes with great emotional weight and will perhaps be the biggest financial commitment anyone will make so try to stand out and capture their interest as soon as they walk over the threshold.

Make sure it is clean

Enhance, clean, tidy, de-clutter, cut the grass, repeat – all these things can make a world of difference on the amount of interest and in fact any offer to follow. Surely the more people who would love to buy your property the better it will be in the long run. Have them fall in love with your décor and soft furnishings. Even though these things are not being left in the sale, it’s important you show the buyer what living there could be like.

Make space

If you feel you must squeeze round something to get to another room or round a table then move the furniture around as this will make the place feel smaller. If you are a family living with children, then let them play with toys but for any viewings pick the toys up from the floor and put them away again, creating more floor space.

Declutter

Remove all the empty bottles of shampoo and other products from the bathroom as no one cares what brand you use. Place out freshly laundered towels and make sure the place

sparkles as best as you can. This also goes for the kitchen – remove as many utensils as possible from work surfaces allowing buyers to see the extent of the workspace available. The kitchen and the bathroom are possibly the most important place of interest for viewers so make sure you do a good job.

Make sure all beds are made properly and there is nothing lying on the floors.

Pay attention to the garden

If the property has a garden, then this is also a big selling feature so make it look the best it can – cut the grass and cut back anything overgrown. A garden can be an extension to any home so, if possible, extend a living/eating area into the garden. You do not have to go to any great expense, just use a bit of imagination.

Photographs and videos are very important for advertising now so make sure your property is ready for this to be done. It is not the photographer’s job to prepare the property for you, they can only work with what is in front of them so stand back, look and make sure you are ready.



Luxury Murrayfield houses and apartments from £720,000

Contact Behnam Afshar on 07967 322025 / behnama@amanewtown.co.uk
www.amahomes.co.uk/torwood-house

Images: Tor House East (32A Corstorphine Road EH12 6DU), a stunning 5 bedroom house. Price on application.



When Quality Matters

Can you buy a property with a friend?

David Lauder, an ESPC Mortgages independent mortgage adviser, gives insight into whether you can get a mortgage with a friend.

One question being asked more frequently is can I get a mortgage with my friend? The short answer is yes. Basically, applying with a friend is similar to a normal application process and very similar to an unmarried couple buying together.



The application and responsibility will be joint and will be assessed in the normal ways factoring in your joint affordability ie, income less your monthly fixed commitments so regular loan repayments, car finance, credit card balances etc. They may also assess bank statements to see evidence of how you conduct your finances on a daily basis to get a flavour of your financial habits. You will also be asked to pass the lender's credit score which will be assessed on your combined scores and conduct to confirm eligibility which is no different to any other type of mortgage.

What should you look out for?

One thing to highlight is that you may wish to seek independent legal advice regarding the

ownership of the property as it will be based on a 50/50 split but if one of the applicants is putting down more deposit for example you may wish to draft up a legal clause to ensure this money would be repaid back first in the event of a property sale. It would also be beneficial to employ a solicitor to produce a will which could be a useful document to have in such an event.

To summarise, no case is the same and different providers will assess your circumstances in different ways to decide how much they will lend you but getting a mortgage with a friend is assessed in the same way as most types of mortgages.

Independent mortgage advice

We at ESPC can help, we are independent and have the knowledge to analyse and advise who will look at your circumstances best but also ensure any mortgage commitment is affordable so that not only are we helping you buy a house but we are helping you keep it. Come in and see me when you are free.

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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Final 14 contemporary apartments from £305,000

Contact Behnam Afshar on 07967 322025 / behnama@amanewtown.co.uk
www.amahomes.co.uk/springwell-house

Images: Plot 8 (9/3 Gorgie Road EH11 2FA), a 2 bedroom, duplex apartment on the market for £515,000



When Quality Matters



How to decide whether to manage your own rental property

ESPC's Head of Lettings Nicky Lloyd shares advice for landlords on whether to manage your own rental property or ask a letting agent to do it for you.

When it comes to renting your property out in Scotland, it's important that you are aware of every step of the process so you don't end up with any nasty surprises.

As a landlord, you will enter into a contractual agreement with your letting agent, in much the same way your tenants do with you.

Letting agents will typically offer two levels of service: full management or let only. With a full management service, the agent will photograph and market the property, handle enquiries and conduct viewings, screen potential tenants and carry out referencing and provide a Private Residential Tenancy agreement. They will be your tenants' point of contact throughout the tenancy and handle any maintenance issues, inspections and deposits.

Keeping up with changes to legislation

There are many responsibilities that landlords need to be aware of, especially when it comes to laws and regulations. For instance, in April this year the Scottish Government brought in new laws that state it is a breach of legislation to enter into a new tenancy or re-let your property if the Energy Performance Certificate (EPC) rating is below a D.

All rental properties must have an EPC rating of D or above by 31 March 2025. Local councils may give a landlord a civil penalty if their property does not comply with minimum standards and does not have a registered exemption.

Service from a letting agent

There are many factors that should be considered when making the decision to rent out a property. The level of service you are looking for will largely be determined by how much time you have to dedicate to being

Managing your own rental property

Some landlords are happy to manage a tenancy themselves and have the time and resources required to do this, whilst others may prefer an agent who handles everything for them. All self-managing landlords should treat being a landlord as running a business, otherwise you are putting yourself at risk of serious issues further down the line if you need to evict tenants, challenge an inventory document or rely on documentation that has not been properly completed.

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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*Prices correct at time of printing and subject to availability. Photography is indicative only.



lindsays

Safe as houses - a Will can help

Making a Will can safeguard your home to your loved ones. Otherwise, the law will take over.

No one wants to think about death or disaster when they're celebrating a house purchase. But since it's probably the biggest financial commitment you've ever made, you need to consider what would happen if you died.

Scotland has rigid laws about who inherits your property if you die without a Will and they can have unforeseen consequences.

The risks you run

If you own a property and die without a Will:

- Cohabitees don't have an automatic right to inherit, unlike spouses and civil partners.
- Depending on your title deeds, they may not be entitled to any part of the property at all.
- Alternatively, a cohabitee you never wanted to inherit the property could go to court to claim a share of it.
- Your children or any other chosen beneficiaries could miss out on an inheritance you wanted them to have.
- Your estate could face legal disputes and additional fees.

Rather than adding to the distress of loved ones, a Will can provide protection and certainty.

Updating an existing Will

If you already have a Will, congratulations. But you should certainly review it, and perhaps update it, when you buy a property – to make sure it suits your situation.

So, rather than crossing your fingers it's so much safer to make a Will.



Clare McCarroll
Partner, Private client services

claremccarroll@lindsays.co.uk
0131 656 5609

Escape to the *country*

A beautiful five-bedroom detached house in the Scottish Borders with panoramic views of the surrounding countryside.





This spacious property in West Linton comes with approximately six acres of ground making it an ideal equestrian property.

The house itself is arranged around a T-shaped central hallway. The main lounge is to your left as you enter. Enjoying stunning views over the grounds and surrounding countryside, the lounge is naturally bright and has tremendous floor space which will give a new owner ample flexibility to create their ideal entertaining space. French doors from the lounge open onto a rear patio and intimate garden.

Moving along the hall, you come to an extensive kitchen with an attached dining room. The kitchen comprises a full range of base and wall-mounted units which have been arranged around a Rangemaster cooker and further freestanding appliances.

The attached dining area has ample space for a large table and seating which would help create a wonderful family kitchen.

The property has an en suite master bedroom, up to five further bedrooms, a family bathroom, study and boot room. This house offers buyers real flexibility as there is plenty of scope for rooms to be repurposed to other living rooms, studios, gyms or offices to work from home in.

Externally, the property benefits from an attached garage, excellent internal storage, a large loft for potential further expansion, central heating and double glazing.

West Linton was an old rural market town serving the surrounding agricultural area. It sits ideally between Edinburgh and the Scottish Borders so is an attractive commuting town into the Capital.



Tocher Knowe Roman Road, West Linton

Offers over £720,000

Selling solicitor: McEwan Fraser Legal, call 0131 253 2263

6 bed | 2 bath | 1 lounge

Best areas for *family homes*

Looking for a family home? Here are the best areas for families to live across Edinburgh, the Lothians, Fife and the Borders.

Finding the right property for your family to flourish can be a time-consuming and tricky process. There are many factors to consider such as schools, access to green spaces, local amenities and transport. What are the best schools in the area? How long will it take you to get to work, school and to visit friends and family? What will the cost of this commute in fuel or on public transport be?

Moving further afield can be tempting when you can get a lot more house space for your money, but consider if the daily grind of a long commute would eat into quality time with family and friends. From Corstorphine to North Berwick, there are a variety of family-friendly homes across Scotland in a range of styles to suit what you are looking for.

Cramond

Once a small fishing village at the mouth of the River Almond on the shores of the Firth of Forth, Cramond has a history dating back to the Bronze Age and Roman times. Situated to the north-west and just 10 minutes from Edinburgh city centre, there is a wide choice of properties in Cramond from large stone built detached houses to smaller detached and semi-detached bungalows.

For children there are a variety of outdoor spaces such as Cammo Park and Cramond beach. Excellent schools in both the state and private sectors are easily accessible at nursery, primary and senior levels. In particular, the Royal High School, built in 1128 is Edinburgh's oldest and most prestigious.



Bruntsfield

Bruntsfield and Morningside

Just a short bus ride south of the city centre, Bruntsfield and Morningside are highly desirable areas for many people who wish to live in Edinburgh. It's particularly great for families due to the proximity to Boroughmuir High School, which is an extremely highly regarded school. The green spaces of The Meadows and Blackford Hill are also close by.

Corstorphine

Corstorphine is a desirable residential area approximately four miles west of Edinburgh city centre. Property in Corstorphine ranges from Victorian family villas and traditional bungalows to modern flats.

There is no lack of things to do in Corstorphine with attractions like Edinburgh Zoo and BT Murrayfield Stadium right on the doorstep, and many shops, leisure parks and restaurants along the stretch of St John's Road.

The area is in close proximity to several highly regarded schools including Craigmount High School and The Royal High School. Corstorphine Hill offers an excellent setting for family walks and boasts lovely views over the city. Corstorphine is also well-placed for accessing the airport, ideal for family holidays.



Dalgety Bay

Dalgety Bay

Dalgety Bay is a well-established coastal town situated on the northern shore of the Firth of Forth with a population of just over 10,000. It boasts the 12th century St Bridget's Kirk and the surrounding land was once owned by the Earl of Moray who built the renowned Donibristle House.

Most properties in Dalgety Bay are new builds and the town is a regular winner of the Best Kept Small Town title. The town offers a railway station located off the main road (A92) for trains to Edinburgh, Kirkcaldy, Inverkeithing and Perth. There is also a regular bus network giving easy access to Edinburgh, Ferry Toll Park and Ride, Dunfermline and Kirkcaldy.

The area's best kept secret is the Fife Coastal Path. Starting at the harbour you can walk round the coast to Aberdour and Burntisland with spectacular views over the Forth, passing some ruins on the way. It also has the benefit of a train station at each end if you don't want to walk back.

North Berwick

North Berwick is a scenic seaside town that looks out on to the Forth of Firth, approximately 25 miles east of Edinburgh. The town boasts a range of properties such as one and three-bedroom flats situated in traditional stone and white-wash buildings.

More spacious properties can be found at Abbotsford Road, which overlooks the famous West Links Golf Course. Marine Parade has stunning views across Milsey Bay and the Bass Rock.

If you prefer to live in a new build home, Dandara's Barley Brae development consists of three, four and five-bedroom houses to the east of the town. The area has become popular with commuters due to it being situated just off the A198, which follows the coastline to Musselburgh and Edinburgh.

Schools include North Berwick High School and Loretto School in Musselburgh.

Anstruther

Another fantastic option for buyers searching for a coastal property is the beautiful Anstruther, which is the largest of the coastal villages of the East Neuk. Situated between Crail and Pittenweem, Anstruther is the largest in a string of charming fishing villages in the area, and is popular with holidaymakers as well as house-hunters.

Local amenities include doctors and dental surgeries, as well as a primary and secondary school. The ancient university town and golfing haven of St Andrews is around 10 minutes away, while the larger Fife towns of Kirkcaldy and Glenrothes can be reached in 20-30 minutes.

Perfectly picturesque, Anstruther is a great choice for downsizers and family buyers looking for a more relaxed pace of life.

Kirkcaldy

The second largest town in Fife, Kirkcaldy is popular with commuters thanks to its great links to Edinburgh and Dundee - just 50 minutes by road to either destination. Offering a wealth of great amenities including museums, theatres, art galleries, leisure centres, parks and even an ice rink, Kirkcaldy is a great place for families in particular. There's an abundance of

schools to choose from, including independent and assisted-learning options, plus Fife College is also in the town.

Kirkcaldy's house prices are generally more affordable than the Scottish average, which is great for first-time buyers. The 2021 average was £167,496.

Peebles

Nestled within an area of outstanding beauty and only 23 miles south of Edinburgh, the Borders town of Peebles sits straddling the majestic River Tweed. Peebles is best accessed by car and is just under an hour from the Capital. The town has something for everyone, from outdoors activities like fishing, walking, golf, cycling and horse riding to fine shopping, award winning restaurants and outstanding accommodation to suit all budgets.

Peebles also has the distinction of being ranked as the Top Independent Retailing Town in Scotland, and second in the UK, for its range of independent shops and 'home town' identity in contrast to the ubiquitous 'cloned towns' predominant in other areas.

Peebles High School is a well reputed state school amongst others in the area.



Peebles

Properties with *potential*

Planning to buy a property to renovate but don't know where to begin? Check out our guide to buying a fixer-upper home.

Renovating can give you the perfect opportunity to start with a blank canvas and put your own personal mark on a property but there are many things to consider when taking the leap of buying a fixer-upper.

Find and assess your property

When starting your property search, make sure you have a budget in mind and keep money back for renovating,

There's always the chance of uncovering some unknown issues, especially with an older property, so pay attention to the Home Report and make sure you get a surveyor to assess the structural condition of the home. Make sure you bring a checklist of the most common problems found in old properties (such as rewiring, cracks, no heating, etc.).

James Armstrong, Property Manager at DMD Law Estate Agents, says: "My first flat at Greyfriars was an ex-rental and I had the pleasure of removing three layers of wood chip! I think it is really rewarding to renovate a property and it lets you choose everything to your liking.



"The cons of buying a property to renovate are probably that properties that have been neglected are more likely to have underlying issues such as timber defects, particularly when there has been no central heating. Looking at it from that perspective, you need to inspect them carefully before buying.

"The other downside is that renovating a property costs time and money, so it only really suits people with a decent renovation budget or people who probably don't work a 70-hour week. It is also much easier to take on a project before you have children but I suppose that is pretty obvious!"

Have realistic expectations

There's no point torturing yourself looking at houses or flats that are out of your price range. Set a strict budget and don't forget to calculate moving costs, LBTT, legal fees and a contingency budget too. The good thing about buying a fixer-upper property is that it will probably be cheap to buy but make sure you calculate how much it will cost to renovate it.

The process of designing

Once you have bought your house or flat, where do you start with turning it into your dream home? It is worth deciding what the property's best assets are (perhaps its large kitchen, the view, period features like original fireplaces, and window shutters). But don't forget that certain hidden problems might only present themselves once you begin work on the property.

If you are extending or carrying out major structural work, you should consider bringing an architect or designer on board to advise. If your neighbours have a similar style of house, you can check out what kind of projects they have carried out to determine what works and what doesn't.





Try everything first

Lianne Brunton bought her three-bedroom tenement flat in Edinburgh in 2019 and she has redone the property from scratch.

“I was originally looking for a two-bed flat. The flat at the moment is a three-bed and it was in a bad way when I bought it,” she says. “I had to buy it for £20,000 less than I got a two-bed flat for but I did it up the way I wanted.”

Lianne used YouTube to teach herself to tile and do panelling in her hallway and advises others to give it a go: “I had never renovated before but have always been keen to learn new skills – I grew up on a farm so always got stuck in and was willing to try new things.

“Try something first – you might do it and find it’s easy. I taught myself to tile in lockdown on YouTube and I did the panelling in the hallway myself. If I do a little bit every so often it is easy to do.”

Don’t change everything right away

You have to live in a property to know what you want it to be like. Lianne started her renovation

with the kitchen. She says: “It was grotty. It had a lowered ceiling and the room had been split into two. I wouldn’t have bought it if that wall couldn’t come down as I wanted a big kitchen.”

Lianne’s flat has two bathrooms: a small cloakroom one with a toilet and sink and a bigger one which originally only had a bath and sink. She began by adding a toilet to the main bathroom and then renovated the smaller bathroom and gave it a new sink.

“I have not had to do much to my bedroom but I gave the one I rent out a good coat of paint and sanded everything,” Lianne says. “I have not touched the living room so it’s my next project. There’s a fireplace I want to lift up and a lowered ceiling.”

Lianne says she gets her inspiration from Pinterest and looking at ESPC properties for sale and screenshotting her favourite parts. She adds: “Since I am from a farm I have gone down the country route. I got Farrow & Ball colours colour matched at Johnstone’s. The bathroom has no windows and colours can look different in no natural light.”

Get multiple quotes

Lianne advises renovators to get a variety of quotes on the price of different renovation projects: “You should get multiple quotes – don’t just take the first one. Being a young female, some people take advantage and quote a higher figure.

“Try to use trusted people. I am a member of the Edinburgh Gossip Girl Facebook page and people ask for recommendations there and I’ve used those people who are highly reviewed.

“I was lucky to have nice neighbours – I work away from home so I had to trust tradesmen.”

Make a checklist

Create a list of everything you have to do and buy before you begin your renovation project. Consider what are must-haves and the things you would like but are willing to compromise on.

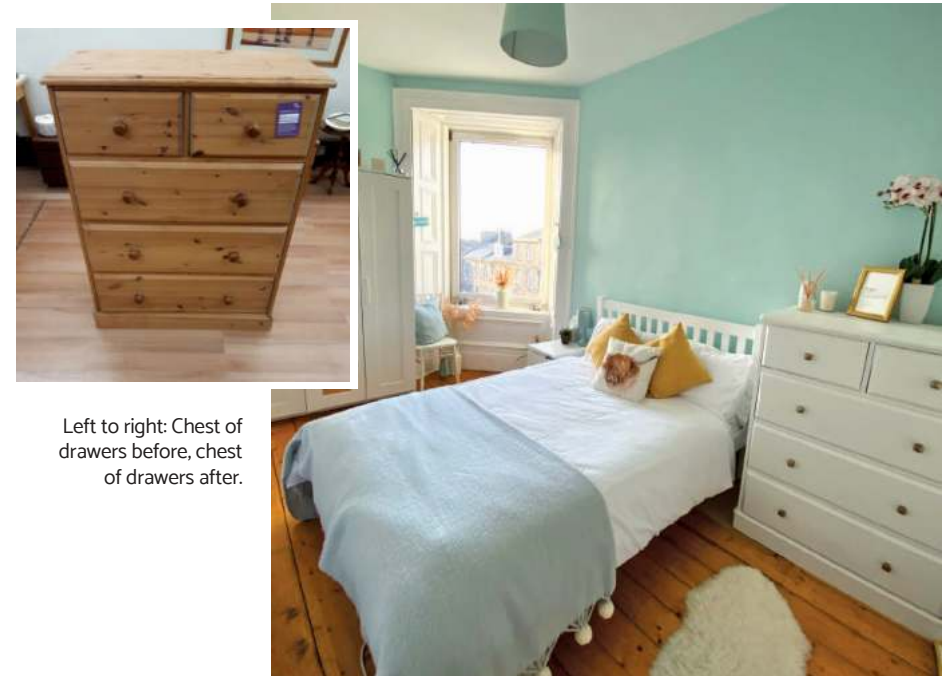
“Plan what you need to do before you start. Write a list for everything in order of when you will do it,” says Lianne.

Learn to save and shop around

Renovating doesn’t have to break the bank. Lianne has saved money on a lot of the stuff she bought for her flat by shopping around and using Gumtree and sales.

She adds: “I bought all of the bathroom stuff in January sales but I have not scrimped on quality and managed to find some bargains.” “I sold so much stuff on Gumtree. I was amazed I sold the sink within an hour for £30.”

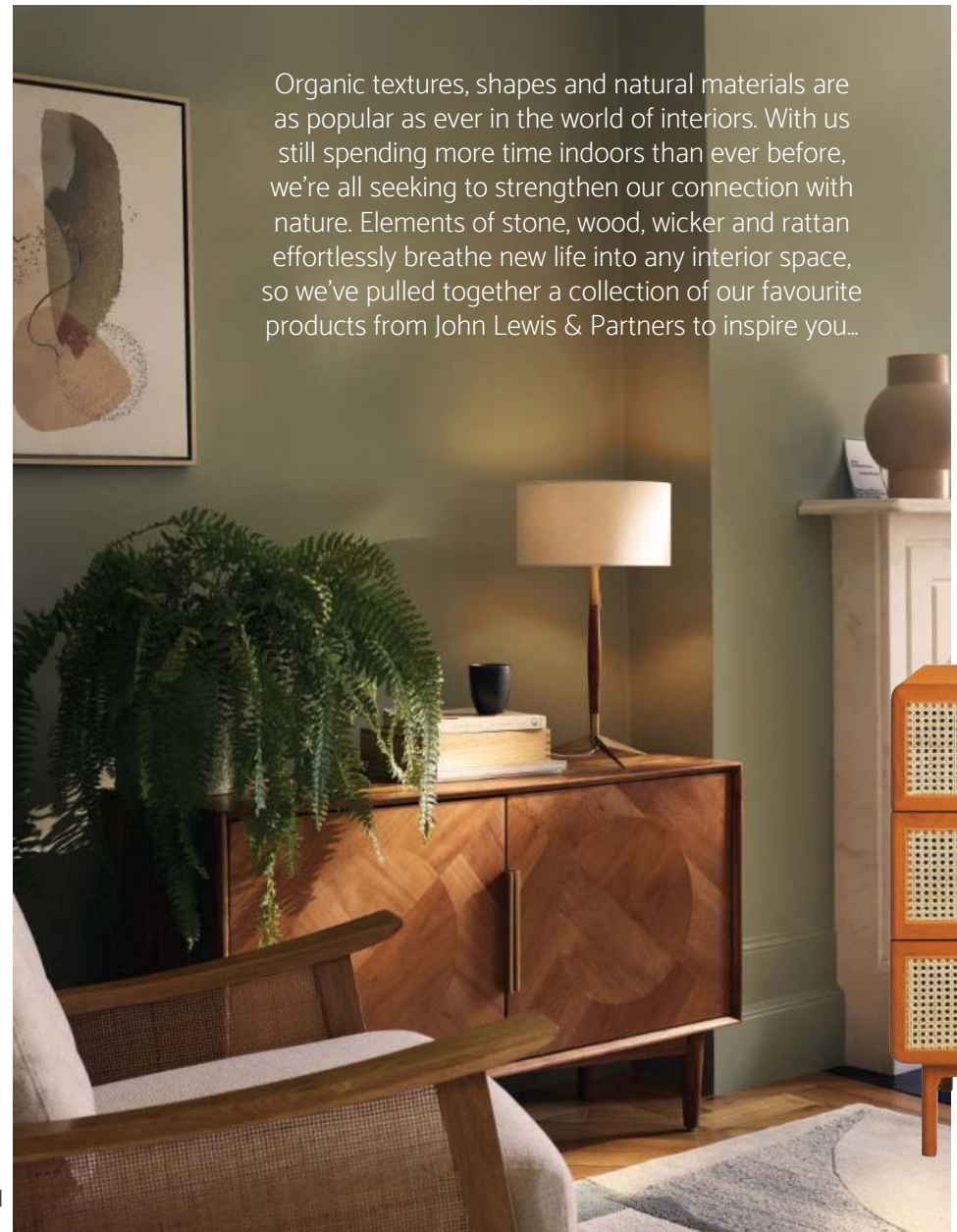
Don’t be put off by the daunting prospect of a renovation – the long days and nights when your home is in complete chaos are exhausting, but it’s all worth it when you manage to create a home exactly how you want it.



Left to right: Chest of drawers before, chest of drawers after.

Back to nature

Organic textures, shapes and natural materials are as popular as ever in the world of interiors. With us still spending more time indoors than ever before, we're all seeking to strengthen our connection with nature. Elements of stone, wood, wicker and rattan effortlessly breathe new life into any interior space, so we've pulled together a collection of our favourite products from John Lewis & Partners to inspire you...



Rattan Photo Frame, £10

John Lewis Wiggle Wooden Floor Lamp, Walnut, £225

Gondola Club Chair, £549



Rattan Cherry 3 Drawer Chest, £599



Abstract Framed print, £145



Abstract Framed Print, £75



John Lewis Rattan Bulb-Holder Table Lamp, Natural, £35



Bottle Vase, £24



John Lewis Rattan Side Table, Black, £229

Rattan Bed Frame, King, £729



Cushions, £40

All products available from John Lewis & Partners or at johnlewis.com

Tenement *Transformation*

Looking to renovate on a budget? Rani Bolam did just that when she bought her 1890s Edinburgh tenement in 2015.

Rani Bolam's flat in Roseburn in Edinburgh is full of subtle pops of colour from the pink sofa and fireplace in her living room to the blue tiles in her bathroom. But the home is barely recognisable from when she bought it seven years ago when it was damp with rotting floorboards.

"I put offers on other flats and didn't get them," Rani explains. "I have always lived in tenements so that's what I was looking for in my property search. I saw the home on ESPC and it was a fixed price. It had no photos but said it was a tenement flat with two floors and an en suite.



"There was a family of five living there when I viewed it. It had rotten floor boards but the process of buying it was ok."

Rani, who has lived in Edinburgh for 15 years now, was 25 at the time of buying the two-bedroom property and had never renovated before but she moved house a lot as a child because her mum loves decorating properties.

She says: "I took no time off work and did all the DIY at night. I'm a nurse so I did loads of extra shifts to pay for the work. We took on a bigger project than we meant to. It took a year to get carpets down so it was a long process but it was worth it."

The flat is set over two floors. On the first floor you enter through a hallway to a kitchen/living space and the main bathroom. Downstairs on the basement/garden level is a hallway, two bedrooms and an en suite shower room.

Rani began the renovation process by ripping out both bathrooms and doing a damp course with the £100,000 she had set aside for offers over.

The en suite leading from the bedroom is now painted in Farrow & Ball's Mole's Breath, a timeless shade of grey, with a vessel sink, and floating shelves.

The rainfall shower and shower door with matte black edging were both found on Facebook Marketplace.



The majority of the main bathroom was sourced from Gumtree or reused: the toilet, the sink and old Singer sewing table it sits on, and the bath.

Rani has now redecorated all the rooms twice – she initially put carpets down but it has now been stripped back to floorboards. She has also slowly changed all the doors over time – they were 1980s fire doors and she scoured Facebook Marketplace for reclaimed Victorian doors to replace them with.

"The doors were recently dipped, stripped and hung and totally changed the flat by adding a real warmth (not heat!) to the room," the 32-year-old explains. "I love seeing it come together."



The living room is painted green and has a contrasting dusky pink fireplace, sofa and lightshades. The kitchen has white walls, marble counters and the cabinets are painted in the popular Farrow & Ball shade Hague Blue. The room also contains a shelf made from an old scaffolding board which was sanded and oiled by Move On Wood Recycling in Edinburgh.

The hall has grey Scion leopard wallpaper with wood panelling below it and spaced-out pegs for jackets and bags, giving it a minimalist feel. To further contain clutter, Rani sourced a wooden box for her cat Dolly's litter and made a Harris Tweed foam topper for it, which her dog Vinnie enjoys lying on.

Rani's favourite room is her bedroom which is in the basement of the flat and looks out onto the garden. "It was dark when we moved in and now it is a really airy and cosy space," Rani says.

The bedroom is painted in Farrow & Ball's light grey called Skimming Stone and has panelling painted in the same Mole's Breath shade used in the en suite bathroom. The bedside tables

were sourced from Gumtree and upcycled with a coat of paint and new brass handles. The pink bedspread and armchair add a pop of colour that contrasts with the grey.

What was the hardest part of the renovation process? "My least favourite part was finding tradesmen who actually turn up," Rani says. "When we got the keys we thought we'd be done in three months. It was my first project and I had no knowledge of how long things take. You need to have somewhere to live while work is going on."

Rani has some useful advice for first-time buyers: "The process is not finished until you have got the keys. There were a couple of delays and sellers were going to pull out. It's such heartache when that happens but we got through it. You have to factor in the unknown - I was being too optimistic at times."

She used ESPC and Rightmove to search for her dream home and says buyers should be "open-minded about the area because your home is what you make it, not where it is".



You can view more of Rani's interiors and design inspiration on Instagram @theedinburghtenement

A sustainable space

When it comes to interiors, helping the planet is easier than you might think.

The impact of climate change is making consumers more aware of their environmental impact, from the food we eat, to fast fashion and interiors. Eco-friendly interior design involves making environmentally conscious decisions when it comes to designing your dream home.

Energy efficient design

If you have the option, opt for architecture and design that minimizes energy consumption. Consider renewable, non-carbon-based energy sources, like solar power.

In terms of heat, make sure windows are of high quality to increase insulation. Carpets are also excellent thermal insulators and can retain as much as 10% of a room's heat.

If possible, arrange rooms so that bedrooms and bathrooms face north (with less sun) and kitchens and living rooms face the sunnier south.

Consider the materials

Many of the materials used in everyday design aren't sustainable. When decorating your home, choose responsibly sourced wood, cork, compressed earth, bamboo, marble, ceramic or recycled metals for furniture and fixtures.

For textiles, it is worth choosing organic or recycled cotton, linen, wool, and hemp. The jute plant grows quickly and is therefore rapidly renewable, making jute the ideal choice for rugs and hessian baskets. Rugs made from this fibre are also economical as jute is a good heat insulator.

Tasha Green, the founder of Weaver Green which makes sustainable textiles, says: "All of our rugs and textiles have the same soft feel of wool or jute but, thanks to being made from recycled plastic, all of our rugs, cushions, throws, footstools and storage baskets are perfect for use in kitchens, under dining tables,



Whisky Iron Clock, from £200, bespoke (email joemyles@greatergood.org.uk)

in bathrooms and hallways, as well as outside on garden terraces and in summer houses.

"If you are choosing a rug, I would always recommend a hardwearing, UV stable, water and stain resistant material. Weaver Green has spent years perfecting the process of turning recycled plastic bottles into a soft wool-like thread. This is then woven to make a rug.

"Our Kilim woven rugs provide the most robust product, that is extremely hardwearing and lasts for years."

Weaver Green has just launched a new collection of throws which feel like cotton but are made from recycled plastic bottles which are saved from going into landfill or from littering the oceans.

Tasha adds: "The new Cassis throws showcase a herringbone pattern, tasselled ends and come in a choice of four colours: Blue, Charcoal, Coral and Olive. They can be used to drape over sofas or beds, revamp a chair or wrap around shoulders on chilly autumn nights around the fire pit."

Buy secondhand

Finding good furniture doesn't have to break the bank. Gumtree, Facebook Marketplace and

Vinted are full of local sellers wanting to get rid of old furniture and textiles for a reduced price. One way to take a sustainable approach to decorating a home is to buy vintage or antique pieces because they are built to last.

Upcycle

Sometimes outdated furniture just needs a refresh so upholster sofas and chairs. A chest of drawers can be transformed with a coat of paint and new handles.

Wooden furniture may sound sustainable but it involves cutting down living trees so opt for reclaimed wood which recycles old material and gives it a new life. Reclaimed wood can be turned into shelves, coffee tables and can make a fantastic flooring option in a country home.

Greater Good Wood, a social enterprise based in Bathgate, makes furniture, homewares and gifts out of reclaimed wood - and uses the profits to help charities.

Joe Myles, the company's founder says: "One of the founding principles of Greater Good Wood was to operate in an environmentally responsible way. This means that from day one our supply chain has been sustainable and carbon negative.



Kasbah Ink Rug, £155, weavergreen.com



The Artisan Bothy, bespoke



The Artisan Bothy, bespoke

“

When it comes to furniture, upcycling, restoring, and even repurposing existing pieces offers so many advantages.

Marie T Smith of The Artisan Bothy

”

“We are not comfortable with the buy-discard-replace culture and work hard to ensure that, if treated with a bit of love, our pieces will last a lifetime or more.”

Marie T Smith, the founder of Edinburgh upcycling business The Artisan Bothy, advises people to “look for sustainable items that have already been professionally and lovingly refinished”.

She adds: “When it comes to furniture, upcycling, restoring, and even repurposing existing pieces offers so many advantages.

“How much time do we spend searching for the perfect solution? You find the storage, but it’s the wrong shade. That ideal chair colour, but its size and shape won’t suit your modern home. Before you head out to look for a brand-new piece, consider something used – something with history.

“Fetch that family heirloom out of the garage or find your nearest third sector secondhand furniture store, where your purchase also benefits those who are in most need. Then find a professional to refinish it and make it unique to you. Imagine if you could turn that old hi-fi unit into a drinks cabinet and make it any colour you like. The only limit is your imagination.”

Shop local

Products from local businesses are often unique and have the benefit of lower delivery costs or you can take them home in your car the same day.

Edinburgh has a variety of recycling and upcycling businesses including: Ruby Rose Upcycling, The Edinburgh Remakery and Move On Wood Recycling.



Nomad Atlas Rug, £195, weavergreen.com

Bathroom bliss

Brighten up your bathroom routine this autumn with a splash of citrus colour



Annie Sloan Satin Paint in Canvas Riad Terracotta, anniesloan.com

Breathe life

into your home this autumn, with Dobbies

The best new houseplants to inspire your seasonal decor.

As autumn approaches and the days get cooler, houseplants are a great way to get your fix of nature in your home, and Dobbies, the UK's leading garden centre, has a gorgeous selection of greenery perfect for the new season.

From vibrant Calatheas to showstopping orchids, Dobbies' new range of houseplants will add a pop of life to your autumnal interiors and instantly elevate any space. With something to suit all styles and budgets, discover the new collection, expertly put together by Dobbies' Senior Houseplant Buyer, Claire Bishop.

If you're looking to make an impact with greenery, the *Codiaeum variegatum*, also known as the Croton Petra, is a fantastic choice, with full, luscious foliage that will add drama and height to any space. This eye-catching houseplant is available from just £12.99, making it a fantastic way to instantly upgrade your home for less.



Phalaenopsis Liberty in Marrakesh Orange Pot 9cm, £19.99; Rhipsalis in Marrakesh Orange Pot 6cm, £8.99; Sansevieria In Ears Terra Pot 6cm, £8.99; Phalaenopsis In Ears Terra Pot 9cm, £19.99



Codiaeum Variegatum (17cm), £34.99;
Calathea Crocata Tasmania in Pot (15cm), £26.99;
Codiaeum Variegatum (12cm), £12.99

Cucurbita Gizmo Mix, £4.99;
Philodendron Prince of Orange 14cm, £34.99;
Codiaeum Variegatum 12cm, £12.99



Claire advises that this houseplant will benefit from regular waterings to stay hydrated, and you should mist it daily to keep its large leaves green and glossy. Group it together with other houseplants in warm-toned pots for a super stylish autumnal effect – Claire notes that the air-purifying *Calathea crocata Tasmania* is a great accompaniment as its fiery foliage will complement the darkness of the *Croton* plants and add a pop of vibrancy.

For those who prefer understated interiors, Dobbies' elegant new range of orchids work beautifully when paired with warm pastel pots for autumn. It's no surprise that orchids are one of the most-loved houseplants year-round, with their eye-catching colours and gorgeous flowers lighting up any space. The long-lasting flowers of the *Phalaenopsis Liberty* bloom for up to three months and will flower frequently throughout the year if properly cared for, meaning you can enjoy this botanical delight well after autumn and making it great value for money. Claire advises to keep your orchid at a minimum of 15 degrees in a bright spot –

though not in direct sunlight – and water once a week, misting regularly to maintain humidity. If you're looking to inject some autumn colour into a compact space, Claire advises getting creative when it comes to styling your houseplants. Smaller plants like the *Philodendron Prince of Orange* and the *Codiaeum variegatum* with their vibrant leaves are perfect for brightening up your coffee table, fireplace, or bookshelf, and will make a statement when styled in bold seasonal pots. Claire suggests placing these unique houseplants in a spot that will receive plenty of ambient light throughout the day, and watering once a week when the soil feels dry to the touch. Styling these plants with some *Cucurbita Gizmo* with their mini pumpkin appearance, priced at just £4.99, will give your display an Instagram-worthy autumnal touch and add a pop of personality to your home without having to spend a fortune.

For more seasonal gardening tips and inspiration visit dobbies.com.



ProCook Loose Leaf Teapot, from £22, procook.co.uk

Dreamy blue

Inspired by shades of the sea and sky, blue hues are the perfect way to revitalise your space.



English Revival - Modern Classic Glazed Larder, mereway.co.uk



Cuddle armchair, price on request, covethouse.eu



Ariel Upholstered Bed, £2410, sweetpeaandwillow.com



Crystal Wings 'Pearl Blue' Wallpaper, £150, divinesavages.com



Chinoiserie Blue Ceramic Lamp with Shade, £125, frenchbedroomcompany.co.uk



Light blue linen tablecloth, £64.33, linenbarn.com.au

My 9-to-5

The founder of Edinburgh-based outdoor clothing company Meander Apparel, Jill Henry, shares her daily life and career path.

Where do you call home?

Edinburgh. I was born in Portobello and moved to London after graduating. I was in London for 10 years. It's my second home but I love Edinburgh. Living in London gave me a new appreciation for Edinburgh's green spaces. We live in Braid Hills so it takes 20 minutes to get to the city but we live in the countryside too.

My day starts with...

My alarm goes off at 6.30am but I don't always jump out of bed right away. My day starts with a dog walk – I have a cockapoo called Dexter. I come home and get ready and I'm at my desk for 8.30am. We have a virtual team meeting at 9am.



My main responsibilities are...

It is very varied. At the moment my co-founder/ husband Steve and I work in the business full time. We also have someone who works in design full time and everyone else is part time.

I mainly work with the factories on the supply chain and the product development side. I manage buying the goods for stores and helping with staff hires at the stores. I also do accounts and marketing. We have three marketing graduates who work on the socials, newsletters and magazine.

A typical working day usually involves...

We start the day with a meeting at 9am over Zoom. We work in the garden office – I work on one side and Steve works on the other. We collaborate quite a lot and it works well. Having a team makes life easier. If we are working on a new product then Jen (who works on product development with me) might come to the garden office. When the prototypes come in from the factory, we will try them on and go through detailing and fit. When we are happy with the product it goes into production.

We specialise in special performance materials so we deal with various people in the supply chain on a daily basis. It can take a long time – it is usually a 12-month period – from prototype to final design. We're about making functional and timeless designs. Scotland is a good testing ground as we make fully waterproof jackets and we can test them out in the rain.

I got my job...

Meander was inspired by a London to Paris cycle Steve and I organised with friends. None of us were serious about cycling and we ended up wearing lycra. I come from a fashion background – I have a degree in fashion and I always worked for clothing brands – and I wanted to create versatile clothing that is fashionable. You can wear it in the city centre but it is also very functional.

The best part of my job is...

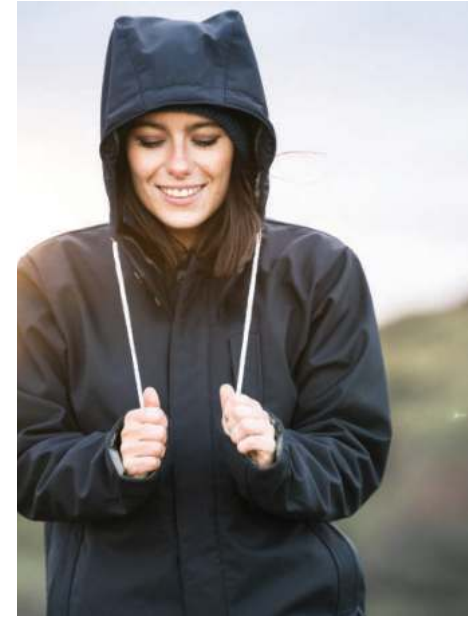
Owning a brand that we can get excited about. It's the start of an exciting journey and we have received brilliant feedback on what we've done so far. We're a small Scottish brand with potential. With the movement towards working from home people want clothing that is very comfortable to wear.

My most memorable career moment is...

We have a store on George Street. We went from an online business to having a physical shop. It's an exciting moment that we won't forget. It's a great way for local people to discover us. Having an online brand has been amazing because we can ship to people all over the world but it's good to build a local community.

After work I...

I love the outdoors so I spend weekends climbing Munros but during the week I love walking the dog and cooking pizzas in our outdoor oven. I also like going to restaurants such as Timberyard, Argyle Place in Marchmont for brunch, and Cowan and Sons in Stockbridge.



If I wasn't the founder of Meander Apparel, I'd have been...

I'd be running another business. I worked in the fashion industry for a long time but I set up other businesses on the side.

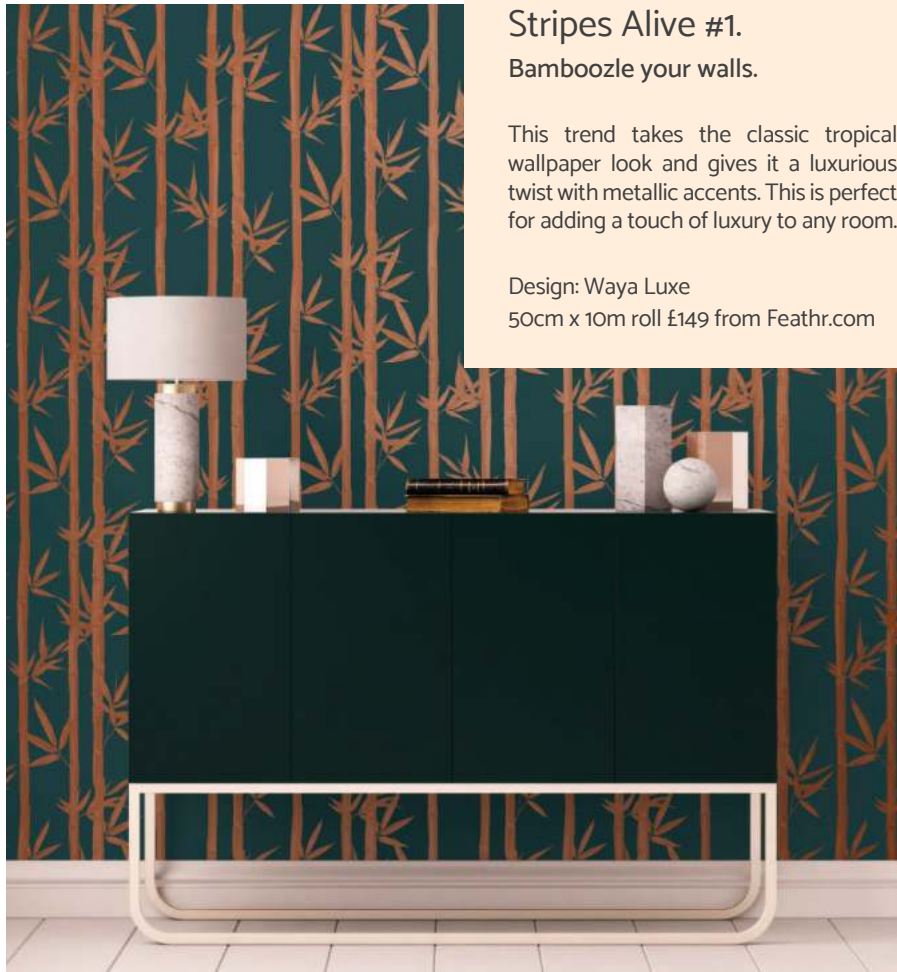
What's the best piece of career advice you've been given?

I've had advice from lots of different business owners but it's important to understand your own vision and where you want to take your brand and to keep your brand values in line with everything you do. No one can pick your brand values for you – it's true whether you have a business or career, brand values or personal values. It can be easy to get carried away but you must keep your values at the heart of what you do.

You can find out more about Meander Apparel by visiting meanderapparel.com or following [@meanderapparel](https://www.instagram.com/meanderapparel) on Instagram.

Striped wallpaper is getting a *modern makeover*

‘Stripes Alive’ trend refreshes classic stripes with a modern touch.



Stripes Alive #1.

Bamboozle your walls.

This trend takes the classic tropical wallpaper look and gives it a luxurious twist with metallic accents. This is perfect for adding a touch of luxury to any room.

Design: Waya Luxe
50cm x 10m roll £149 from Feathr.com

Interior design trends are always changing, and that includes wallpaper. But something new has been happening in interiors in the last couple years: lots of time at home combined with internet access has enabled people to find trends from different countries and eras, mixing them together to create some fantastic and energetic new looks.

This is especially true of striped wallpaper: a true classic of interior design styles across the centuries. You might think that horizontal

or vertical stripe wallpapers have been used in every way imaginable, but designers are getting really creative with them. And we’re seeing stripes used in all sorts of new ways, mixing traditional, modern and eclectic design elements to great effect.

We call this new trend Stripes Alive: the traditional stripe wallpaper taken to new heights through mixing with funky and fun modern design twists. Check out some of these great examples of Stripes Alive in action!



Stripes Alive #2.

Let the dogs out.

This trend is all about mixing different design elements to create something truly unique. In this design, a traditional floral stripe wallpaper is combined with a playful dog and chain print.

Design: You Don’t Find The Light by Avoiding the Darkness by Magnus Gjoen
50cm x 10m roll £129 from Feathr.com

Stripes Alive #3.

Rope in some Scandinavian hygge.

This wallpaper trend takes the classic nautical stripe and gives it a Scandinavian twist. This is perfect for adding a touch of coastal style to any room.

Design: Palmikko by minttu
50cm x 10m roll £129 from Feathr.com



Stripes Alive #4.

Unleash the jungle.

This wallpaper trend is all about going big and bold. Whether you use it as a living room wallpaper, a bedroom wallpaper, or to brighten a home office, this maximalist tropical wallpaper is guaranteed to add personality and style to any space.

Design: Serengeti
50cm x 10m roll £99 from Feathr.com

Your search starts here

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



12 BOWMONT COURT, KELSO, TD5 8JY

OFFERS OVER £850,000

5  5  4  C 



Elegant country home sits proudly in a premium position with wonderful privacy and majestic outlooks, the beautifully upgraded and extended accommodation could rival any modern day mansion with its luxurious proportions, impeccable quality craftsmanship and tasteful interior design. Framing this grand home is a restorative countryside backdrop; far reaching southerly views from the beautifully landscaped garden stretching over the golf course to the Teviot, arched Viaduct and hills beyond.

VIEWING INFORMATION

Contact Hastings Legal & Property
Tel: 01573 922603



CHESTERHALL FARMHOUSE, DUNBAR, EAST LoTHIAN, EH42 1RD

OFFERS OVER £800,000

4  3  4  D 



Contemporary Farmhouse | Convenient location | Well presented | Excellent privacy and wonderful views | Large gardens and double garage | Sitting Room | Dining room | Snug | Conservatory | Kitchen/breakfast room | 4 double bedrooms | Study | Bathroom and two en suites | LPG | DG

VIEWING INFORMATION

By appt tel Agent 01620 532654

SIMPSON
& MARWICK

32 KINGS VIEW CRESCENT, RATHO, EH28 8AF

OFFERS OVER £715,000

5  4  3  B 



This substantial detached house promises an exclusive modern family home with spectacular rural views, just 30 minutes' commute from the heart of Edinburgh. Spacious, tastefully decorated interiors incorporate five bedrooms, four bathrooms, a trio of southerly-facing living areas plus a home office. The house is complemented by a sunny manicured garden, a large driveway, and an integral double garage, all set on a generous plot within a peaceful modern development in the sought-after village of Ratho.

VIEWING INFORMATION

By app with Gilson Gray 0131 253 2993



4 GREGORY PLACE, ST. ANDREWS, KY16 9PU

OFFERS OVER £695,000

2  1  1  D 



Commanding views of the picturesque seafront, from a quiet lane next to historic St Andrews Cathedral, this traditional end-terrace house offers a delightful two-bedroom home, within easy reach of the iconic town's renowned amenities and golf course.

VIEWING INFORMATION

Tel: 01334 862336



SEABHAG, 1 GALLOW VIEW, NEWTON, NEAR SOUTH QUEENSFERRY, EH52 6QL

OFFERS OVER £600,000



This most impressive detached family home, rests on approximately quarter of an acre of beautifully maintained garden grounds, surrounded by rolling fields and countryside, in the charming village of Newton. The generous four-bed accommodation extends to over 2500 square ft.

VIEWING INFORMATION

By appt through Neilsons 0131 253 2858.



5/1 BELL'S MILLS, WEST END, EDINBURGH, EH4 3DG

FIXED PRICE £499,000



This modern, spacious two-bedroom apartment is situated in a picturesque riverside location in Edinburgh's desirable Dean Village conservation area. Located in an exclusive gated development the property benefits from a private balcony and parking.

VIEWING INFORMATION

Viewings by appointment with Coulters
Tel: 0131 253 2215



WOODSIDE HOUSE, ECCLES, KELSO, TD5 7QP

OFFERS OVER £470,000

4  4  4  D 



Woodside House is an impressive detached property, beautifully tucked away into a private corner of this popular village. The grounds are extremely private and have been designed for ease of maintenance; the stone wall boundary to the rear is a lovely feature. This super family home boasts a premium location; perfect for those seeking a quiet and established village setting, yet remaining close to Kelso and other surrounding towns and villages ensuring the best of country living with plenty of convenience.

VIEWING INFORMATION

Contact Hastings Legal & Property
Tel: 01573 922603



UPPER BROOMLANDS, STIRCHES ROAD, HAWICK, TD9 7HF

OFFERS OVER £385,000

5  2  4  D 



Forming the upper half of this stunning Victorian home, Upper Broomlands is a spacious villa with wonderful proportions offering a flexible layout, fine outlooks over the popular Stitches and town beyond, and a fantastic private landscaped garden to both the front and rear. Period elements and generous room proportions throughout, with a charming garden frontage enclosed with hedging and sheltering trees, and an extensive private driveway with access to the garage.

VIEWING INFORMATION

Contact Hastings Legal & Property
Tel: 01573 922603



BENGERBURN OLD FARM, SELKIRK, TD7 5LD

OFFERS OVER £350,000

3  2  1  D 



Nestled in rolling countryside quintessential of the beautiful Yarrow Valley, Bengerburn is the ideal spot for those in search of an enviable work-life balance – located in a scenic and peaceful semi-rural position with 2/3 acre gardens. The area is surprisingly well connected; equidistant to the popular towns of Peebles, Galashiels, Hawick and Moffat and 1 hour to Edinburgh and Carlisle. Planning permission has been granted to add a separate two bedroom 64 square metre self contained annexe with its own access.

VIEWING INFORMATION

Contact Hastings Legal & Property
Tel: 01573 922603



68/4 MERCHISTON AVENUE, MERCHISTON, EH10 4PAQ

OFFERS OVER £340,000

2  1  1  C 



Offering a charming two-bedroom city home with open views encompassing Edinburgh Castle, this second-floor tenement flat in desirable Merchiston enjoys an inviting airy ambience thanks to its high-ceilinged rooms, large picture windows and subtle interiors.

VIEWING INFORMATION

Tel Seller 07774531680
VMH 0131 253 2964



34/6 BARONY STREET, NEW TOWN, EH3 6NY

OFFERS OVER £310,000

2  1  1  D 



Set on the second floor of a handsome Georgian building in the city's New Town, within its historic conservation area, this south facing flat enjoys two bedrooms, a spacious reception room, a dining kitchen, and neutral décor paired with modern touches.

VIEWING INFORMATION

Tel VMH 0131 253 2964



PARKSIDE, SCOTT CRESCENT, SELKIRK, TD7 4EG

OFFERS OVER £240,000

3  3  2  C 



An immaculately presented detached family home set in a popular residential area of the charming town of Selkirk, Parkside is aptly named being set just off Pringle Park, and is a perfect choice for those buyers in search of a quiet position with excellent connections to nearby amenities, schooling and local countryside. The property sits in a generous plot, with off-street parking to the front and a lovely, colourful garden entrance; enclosed with neat timber fencing and with a side access to the main rear garden.

VIEWING INFORMATION

Contact Hastings Legal & Property
Tel: 01573 922603





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