

espc



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Properties for sale, expert advice
and more inside

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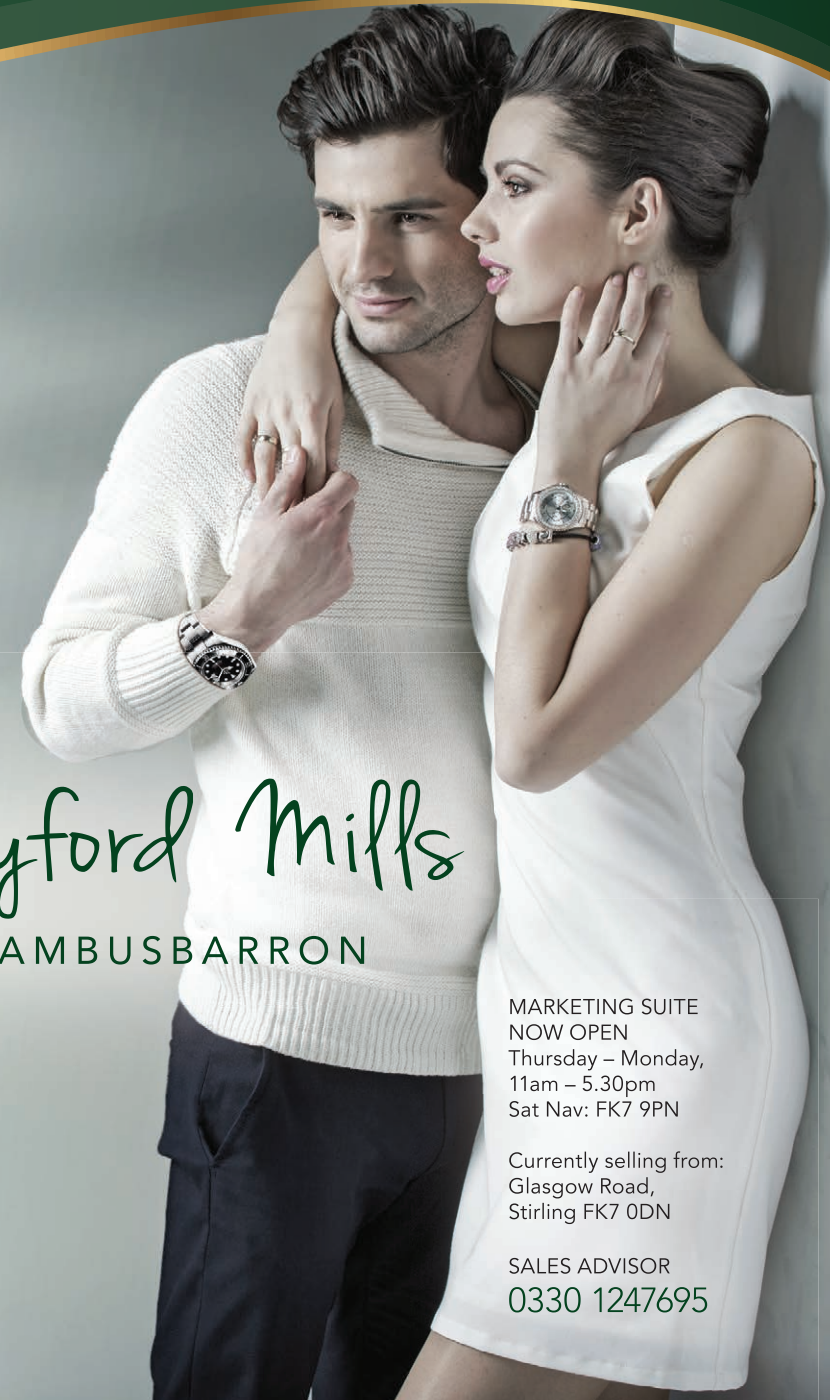
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canonmillsgarden.com

Canonmills Garden, Edinburgh EH7 4HL

Homes with 'wow factor'

Our new Show Home is now open and we'd love you to come along and visit. We have created an online booking system to view one of our beautiful apartments and access the latest information, images and video.

This is an opportunity to see for yourself the superb quality of our apartments and experience the vibrancy of the leafy city centre development overlooking the Water of Leith, just a stone's throw from the bustling and artisan shopping community at Canonmills.

With a move in date confirmed for first quarter 2021 and with almost two-thirds of the apartments already sold, now is the perfect time to buy at Canonmills Garden.

To book an exclusive VIP tour of our Show Home please use the following link:

canonmillsgarden.simplybook.it/v2/

Read our terms & conditions online: canonmillsgarden.com/terms-and-conditions

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WELCOME

I think it's fair to say that back at the start of 2020, we were not expecting daily lives to have changed the way that they have done over the past six months. COVID-19 has had a significant impact on all of us and altered many of our routines.

As with many other businesses, the past six months has been a time of reflection for ESPC. We've spent much time thinking about how we can provide the best possible service to local property buyers and sellers going forward.

One of the main changes we have made is to discontinue our weekly ESPC Paper and bi-annual Premier Living magazine. We have instead launched this magazine, which will be out every month and packed full of homes for sale, expert advice and interior trends. It's the ultimate go-to guide for the local property market.

You can find the ESPC magazine in your local ESPC agent's office, supermarkets and many other places across Edinburgh, the Lothians, Fife and the Borders. And if you are thinking of selling your property and would like for it to be featured in this magazine, then speak to

your solicitor estate agent to find out how to do just that.

In the meantime, enjoy our very first issue. Many articles focus on how things have changed in recent months. David Lauder from ESPC Mortgages looks specifically at the mortgage market and how UK lenders have altered their policies due to COVID-19. Meanwhile, Nicky Lloyd, Head of ESPC Lettings, answers some commonly asked questions from landlords on what's currently happening in the Edinburgh rental market.

We also round up some of our favourite products for home offices, find out more about the John Lewis virtual home design service and look at why Fife is a great place to live.



Happy reading.

Claire Flynn
Editor

COVER IMAGE: John Lewis - virtual home design service
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THE HOME OF PROPERTY

With free property advice, events and valuations, ESPC is the home of property.

ESPC IS THE HOME OF PROPERTY

Much has changed over the past six months, including the process of buying or selling a home but we are here to help you. ESPC is the home of property – and by that, we mean the home of expert advice, selling your home at great prices, finding the latest properties for sale and much more.

FREE VIRTUAL EVENTS

ESPC is running regular free virtual events on various topics to provide you with useful advice and information about the property market. Whether you're a first time buyer, buy-to-let investor or just interested in the property market, there is likely something to suit you. Head to espc.com/events to find out when our next virtual event is.

And if there isn't an event to suit you, remember we also offer a free property advice phone service – head to espc.com/freeadvice to find out more.

FREE PROPERTY VALUATIONS

If you're thinking of selling your home, the first step is to get a free property valuation with an agent. ESPC offers a free service so you can find out how much your house is worth. Simply fill in the quick and easy form at espc.com/valuations and you can choose up to 10 ESPC agents to value your property.

What makes this service different to others is that you can choose agents based on what matter most to you, whether that's selling at the highest price, an agent who has sold properties in your local area or those that achieve a faster selling time on average.



Visit espc.com and follow us on Facebook, Twitter and Instagram to stay up-to-date with the latest ESPC news.

THIS IS A CITY LIFE LESS ORDINARY
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BOROUGHMUIR, BRUNTSFIELD



WATERFRONT PLAZA, LEITH



RAVELRIG HEIGHTS, BALERNO

Discover innovative CALA design and aspirational living in Edinburgh's most sought-after settings, together with five star customer satisfaction from a multi-award-winning housebuilder.

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DEVELOPMENTS THROUGHOUT EDINBURGH AND THE LOTHIAN

CALA.CO.UK/EASTSCOTLAND

ESPC_14SEPT Images shown are taken from previous CALA developments and feature, fittings, décor, flooring and soft furnishings which are not included as standard in a CALA home. Images are used to suggest possible finishes representative for further details. Some images have been enhanced. Prices are accurate at the time of going to print. 5 stars awarded for customers' willingness to 'Recommend to a Friend' in findings of the survey undertaken by the Home Builders Federation 2018/19.

★★★★★ 5 star customer service



A HOME ON THE BEACH



If you've always wanted to live by the seaside, this unique and beautiful home in the Fife village of North Queensferry could be for you.

This exceptionally attractive end-terraced villa dates back to 1754 and sits on the shores of the Firth of Forth. A fantastic feature of the property is the well-maintained shared south-facing front garden which looks over the bay - it's the perfect place to while away sunny afternoons. The position of the property and garden also means it benefits from superb views over the Forth and its iconic bridges.

Internally, the accommodation of the home is arranged over three levels. On the ground floor, there is a bright and attractive sitting room, with a wood-burning stove and eye-catching wrought-iron spiral staircase. Also located on this level is a double bedroom, benefiting from French doors leading out to the garden, and a stylish, modern shower room.

The spiral staircase leads to the large master bedroom with a WC compartment. A large window ensures this room is filled with light and provides an excellent outlook over the Forth Bridges. On the lower ground floor, there is a sleek, contemporary dining kitchen, which looks over the garden area and benefits from underfloor heating.

North Queensferry offers the best of both worlds in that it is a picturesque village away from the hustle and bustle of Edinburgh and Dunfermline yet retains easy access to both via excellent road and rail links, making it ideal for commuters.

North Queensferry is an ideal base for walkers with it being positioned at the southern end of the Fife Coastal Path - if you follow the path to the east side of the village, you'll reach a nature reserve at Carlingnose Point to watch wildlife and enjoy fantastic views over the Forth. It's also one of the starting points for another long distance walking route, the Fife Pilgrim Way.

This property is ideal for anyone looking to live in a beautiful setting on the banks of the Firth of Forth while maintaining easy access to the rest of Fife, Edinburgh and further afield.

WESTON HOUSE, 16 MAIN STREET, NORTH QUEENSFERRY, KY11 1JG

OFFERS OVER £250,000

CONTACT: Call Deans Properties on 0131 253 2707



A BREATHTAKING LOCATION WITH INCREDIBLE SIGHTS IN EVERY DIRECTION...

Nestled 12 miles south-east of Edinburgh, 5 miles south-west of Haddington, and 1 mile east of Ormiston, **Stewart Milne Homes**' Castle Gardens development in the flourishing village of Pencaitland, provides a premium collection of 3, 4, 5 and 6 bedroom detached homes in the heart of the beautiful East Lothian countryside.



Living Life

Split into Easter and Wester Pencaitland by the meandering river Tyne, and being surrounded by visitor attractions, coastal highlights, monuments and natural vistas for your family to explore and enjoy, this peaceful rural location provides an ideal venue for quality family living.

Haddington, the main cultural and geographical centre of East Lothian, is only 10 minutes to the east and provides a good selection of independent retailers, farm shops, delis, cafes, restaurants and supermarkets. Edinburgh city centre and its world-famous cultural and historical attractions is only 30 minutes away to the west.

Education

The community is served by Pencaitland Primary and Ross High, a non-denominational secondary school well respected for its staff enthusiasm, range of support and approach to partnership working. Internationally-renowned Edinburgh Universities such as Heriot Watt, Napier and Queen Margaret,

can be reached in as little as 20 minutes – offering an impressive and exciting range of further education opportunities.

Travel Links

Pencaitland has an excellent road infrastructure being just a 15 minute drive to the Edinburgh City Bypass linking to Edinburgh, Glasgow, Stirling and Dundee and only 10 minutes to the A1 and onwards to Dunbar and Newcastle.

The nearest railway station is in Wallyford which provides a half-hourly service to and from North Berwick and Edinburgh Waverley. There is also a frequent bus service into Edinburgh city centre via the nearby towns of Tranent and Musselburgh, seven days a week.

Around and about

• Haddington, the main cultural and geographical centre of East Lothian, is just 10 minutes to the east and provides a good selection of independent retailers, farm shops, delis, cafes, restaurants and supermarkets.

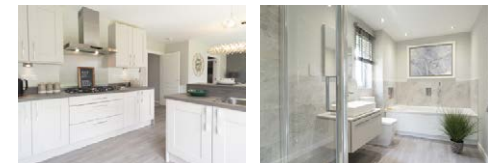
- Straiton retail park is a 23 minute drive, where you'll find a range of supermarkets and other high street names.
- Edinburgh city centre and its world-famous cultural and historical attractions is only 30 minutes away to the west.
- The Winton Arms is the local, family friendly pub and has good community spirit.
- The picturesque seaside town of North Berwick is a 30 minute drive away, for beautiful beaches and coastal walks.
- Dalkeith country park, with its tree house adventure playground is also a 15 minute drive away. Be sure to take a stroll around the restoration yard to find unique, vintage furniture pieces for your home or enjoy a bite to eat at the on site restaurant and cafe.
- Also within a 30 minute drive from Pencaitland are East Links Family Park and the Museum of Flight.
- There are three castles for exploring within a short distance of Pencaitland. Seton Castle is only a 15 minute drive away, right next to Seton Sands beach. Hailes Castle dates back to the 14th century and can be found near East Linton, or you can stroll along the ruins of Yester Castle near the town of Gifford.

The Castle Gardens sales office is open Thu-Mon, 10:30am -5:30pm by appointment.

For further information call 0845 030 5166 or visit www.stewartmilnehomes.com

Castle Gardens

PENCAITLAND



THE HEDDON

5 bedroom detached home | Plot 46 | £339,000

AVAILABLE WITH ASSURED SALE*

THE NOBLEWOOD

5 bedroom detached home | Plot 38 | £423,000

AVAILABLE WITH PART EXCHANGE*

Showhomes and marketing suite open Thu-Mon, 10.30am to 5.30pm (by appointment only).
0845 030 5166 | castlegardens@stewartmilne.com
stewartmilnehomes.com

STEWART
Milne
HOMES

*The offer detailed is available on selected homes only. Offers are subject to status. Terms and conditions apply. See website for details, subject to contract and status. Images shown reflect the varying styles and sizes of typical Stewart Milne homes and are intended to illustrate typical styles and finishes only. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE OR ANY DEBT SECURED ON IT. Terms and conditions apply. Prices correct at time of going to press.

AUGUST PROPERTY MARKET UPDATE

KEY POINTS

41%
increase in
homes coming
to market

In Edinburgh, the Lothians, Fife and the Borders, during August 2020 there was a 41% increase in the number of homes coming to market compared to the previous year.

£250,718
average
asking price

The average asking price across these areas in August was £250,718 compared to £232,737 in August 2019.

93.7%
marketed as
"offers over"

93.7% of properties in Edinburgh, the Lothians, Fife and the Borders were marketed as "offers over" compared to 79.3% in the same period last year, indicating confidence in market conditions from ESPC agents.

August 2020 proved to be another exceptionally busy month for the local property market. The number of homes in Edinburgh, the Lothians, Fife and the Borders listed on ESPC during this month was up 41% compared to the previous year. In the capital, the volume of new homes coming to market was up 48% year-on-year.

The average asking price recorded by ESPC in these areas during August 2020 was £250,718 compared to £232,737 last year. In Edinburgh, the average asking price was £264,626 compared to £242,426 last August.

Out of the properties listed on ESPC in Edinburgh, the Lothians, Fife and the Borders during August 2020, 93.7% were marketed as "offers over" compared to just 79.3% last year. In Edinburgh, 97.4% of properties were marketed as "offers over". This is a sign of confidence in current market conditions from agents and sellers.

We are also seeing continued evidence of a highly competitive market. Reports from agents indicate that there is a lot of activity and interest in buying properties, with homes frequently selling fast and in excess of the Home Report valuation.

In August 2020, the number of properties placed "under offer" on ESPC was up 42% compared to August 2019. Furthermore, there was a 70% year-on-year increase in the number of closing dates set for properties advertised on ESPC. A high number of closing dates indicates high competition for homes.

(continued on p16)

36 WEST SILVERMILLS LANE, STOCKBRIDGE, EDINBURGH, EH3 5BD

FIXED PRICE £370,000

2  2  1  C 

ESPC PROPERTY



Newly renovated with sumptuous contemporary interiors, this two-bedroom, two bathroom main-door flat, with allocated parking and a double-sized garage with single door, represents a desirable city home for professionals and downsizers, or as a healthy rental investment. Located in Stockbridge.

Viewing Information

Call: 0131 253 2993

Email: propertysales@gilsongray.co.uk


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CAMMO TERRACE



We have also continued to see a strong level of engagement with [espc.com](https://www.espc.com), with a 69% year-on-year increase in web traffic sessions in August, along with a 58% increase in Home Report downloads, a 220% increase in viewing requests and a 48% increase in the number of My ESPC accounts set up, which buyers can use to sign up for property alerts. All these are useful indicators of buyer demand.

Furthermore, we have seen another strong month for property valuation requests, up 87% year-on-year and just slightly behind the record volume received in July. This suggests there is still relatively strong demand to sell property in ESPC areas.

Paul Hilton, CEO of ESPC, said: "August 2020 has been another exceptionally busy month for the local property market, with ESPC agents across many of the areas we cover reporting high volumes of enquiries and lots of competition for property.

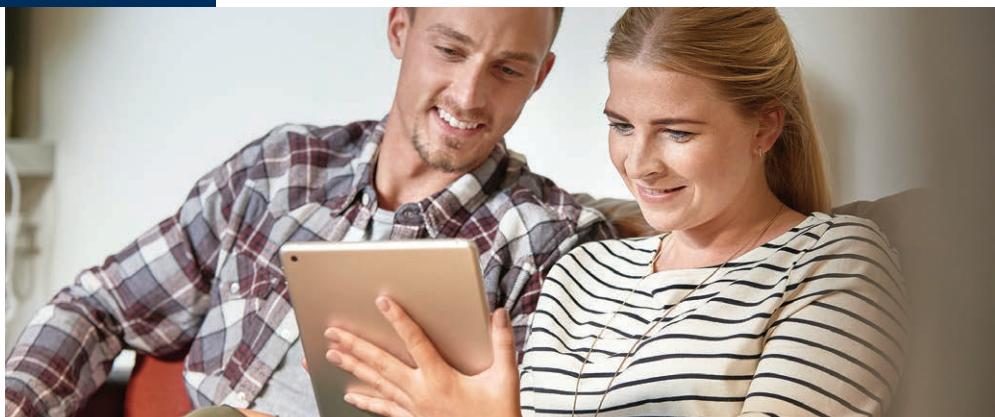
"We are also seeing lots more homes coming to market, and the increase in average asking price and number of homes priced as 'offers over' indicates confidence from agents and sellers in current market conditions.

"The increased volume of closing dates compared to last year also suggests that the market is a competitive one currently, and this is further evidenced through anecdotal evidence from ESPC agents.

"The UK faces some economic uncertainties going forward and this could impact property market activity, as could any further localised lockdowns in Scotland, such as the ones recently in Aberdeen and Glasgow. However, currently there is a high level of activity in most ESPC areas, which hopefully means the Scottish market is in a relatively strong position going forward."

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

Contact us to find out more:
cammoterrace.com
 0131 322 2665



MY OFFER WAS ACCEPTED – WHAT NEXT?

Ailsa Meiklejohn, Head of Property at Drummond Miller, looks at what happens after your offer has been accepted on a property.

You instruct your solicitor to make an offer, the estate agent confirms it is verbally accepted and congratulations! You've bought a property... nearly.

When your offer is verbally accepted, the estate agent will usually mark the property as "under offer" and cancel further viewings. However, at this stage you only have a gentleman's agreement with the seller – you are not legally bound to purchase the property (and the seller is not legally bound to sell the property to you) until missives are concluded. Missives is the name given to the contract between the buyer and the seller.

It is not appropriate for either party to commit to the transaction until the purchaser is confident on a number of matters, in particular, that they have the funding in place to complete the purchase.

If your purchase is dependent on you securing a mortgage, following the offer being verbally accepted, you should progress your mortgage application as soon as possible. It is only once your solicitor receives your mortgage offer

that they will be confident that this aspect of your funding is in place – this can take a number of weeks.

Furthermore, if your purchase is subject to sale, you will also need your own sale missives to be concluded before you conclude missives on your purchase, in order to ensure you have the funding available. You may also wish to try and conclude both your purchase and sale simultaneously to ensure you are not left in a situation where you sell without buying, and that can be a bit of a juggle!

While we appreciate that the uncertainty of not being legally bound to the transaction is unsettling (particularly when you are trying to organise a house move!), it is in your best interests to ensure your funding is in place before committing yourself to the transaction and potentially incurring penalties for breach of contract if your funding is not secured!

Find out more about Drummond Miller at drummondmiller.co.uk or contact them on reception@drummondmiller.co.uk or 0131 226 5151.

LEYDENS COTTAGE, LEYDENS ROAD, DENHOLM, HAWICK, TD9 8NB

OFFERS OVER £285,000

3 2 1 D

ESPC PROPERTY



This chocolate box 18th century thatched cottage is perfectly placed within the popular village of Denholm, set amidst spectacular Borders countryside. With character and charm in abundance, the property offers flexible and spacious accommodation. The external grounds provide the quintessential cottage garden with colour and privacy to enjoy a peaceful way of life.

Viewing Information

Telephone Hastings Legal on: 01573 225999

Email: enq@hastingslegal.co.uk

HASTINGS
& SONS

6 ESKHILL, PENICUIK, EH26 8DG

FIXED PRICE £480,000

6  3  2  D 

ESPC PROPERTY



Seller contributing £10k to LBTT. Thoughtfully extended detached house offering panoramic views to Pentland Hills. The spacious accommodation comprises south-facing living room, kitchen open-plan to dining room, utility room, four double bedrooms, single bedroom/home office, modern bathroom, shower room. Lower floor with private entrance, bedroom, utility room, shower room. Beautiful surrounding gardens and double garage.

Viewing Information

Call: 0131 667 1900

Email mail@deansproperties.co.uk

Deans Properties 
Deans Solicitors and Estate Agents LLP



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EDINBURGH, EH3



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SQUARE & CRESCENT

A BUSY SUMMER FOR THE PROPERTY MARKET

Jenna Spence, Operations Director at Neilsons Solicitors and Estate Agents, looks at the surge in demand for property in the summer and how the pandemic has changed how property is marketed.

During the summer months, commentators reported that the UK property market enjoyed a “mini-boom” as demand, pent up by lockdown, was released in to the market and turned into increased sales activity.

However, the truth is there is no such thing as the “UK property market”. The UK is a patchwork of local markets each with its own dynamics. Individual local markets, individual streets and individual house types all perform differently.

In Edinburgh, the Lothians, Fife and the Borders, we saw unprecedented increases in demand for property during the summer.

Market activity in the summer months was the hottest we’ve ever seen it and completely exceeded pre-COVID activity levels. We believe that this was due to the release of pent up demand coupled with many people reassessing their property needs during lockdown.

Many people reviewed the facilities provided by the accommodation in their present property and decided to move up to a property which provided better facilities such as a home office, more garden space or even a move out of town.

In July 2020, Neilsons recorded a 231% increase in viewing requests, a 151% increase in schedule downloads, a 91% increase in Home Report downloads, and a 74% increase in Neilsons property page views on ESPC compared to July 2019. In addition, we have recorded over 65,000 virtual viewings on our 360-tour product.

These figures illustrate the high level of buyer interest in recent months and how the conditions are favourable for sellers. Not only do our figures exceed the same time period last year, they completely exceed pre-lockdown levels too.

Behind this flurry of activity, the pandemic has undoubtedly changed the way in which we do things in the property market for sellers, as well as buyers and agents.

The digitalisation of the industry continues with haste. Social media, 360 virtual tours and the online presentation of property marketing has never been more important.

Find out more about Neilsons Solicitors and Estate Agents at neilsons.co.uk, or contact them on mail@neilsons.co.uk or 0131 316 4444.

4/9 BRIGHOUSE PARK CRESCENT, CRAMOND, EDINBURGH, EH4 6QS

OFFERS OVER £329,000

3  3  1  C 

ESPC PROPERTY



Spacious second-floor corner-aspect apartment complete with underground parking and well-tended shared gardens. The accommodation comprises of three bedrooms, three bathrooms and a contemporary 'broken-plan' living area with a south-facing balcony.

Viewing Information

Call: 0131 516 5366

Email: propertysales@gilsongray.co.uk


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CITY & COUNTRY UNVEILS THE CHAPEL AT THE PLAYFAIR, DONALDSON'S

Three remarkable homes converted from the former chapel at The Playfair at Donaldson's have been unveiled by 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.

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, which have been finished with brass light fittings, luxurious bespoke carpets and painted in stylish hues of dark grey, creating an elegant and homely sense of place emulating the feel of a boutique hotel.

Additionally, residents can access The Club Room, which is a south-facing boutique communal room where refreshments are available. The Club Room overlooks The Playfair's discreet internal courtyard, which features a charming restored central lantern surrounded by planting and benches from which to enjoy the space.

The Playfair is one of Edinburgh's most iconic buildings. Built in the 1840s in the style of an Elizabethan palace, the former college is situated just moments from Haymarket station amidst 16 acres of elegant grounds.

City & Country, the UK's market leading developer of heritage buildings, has transformed the historic Playfair into beautiful period homes in a wide variety of sizes, from studio apartments to three bedroom penthouses.

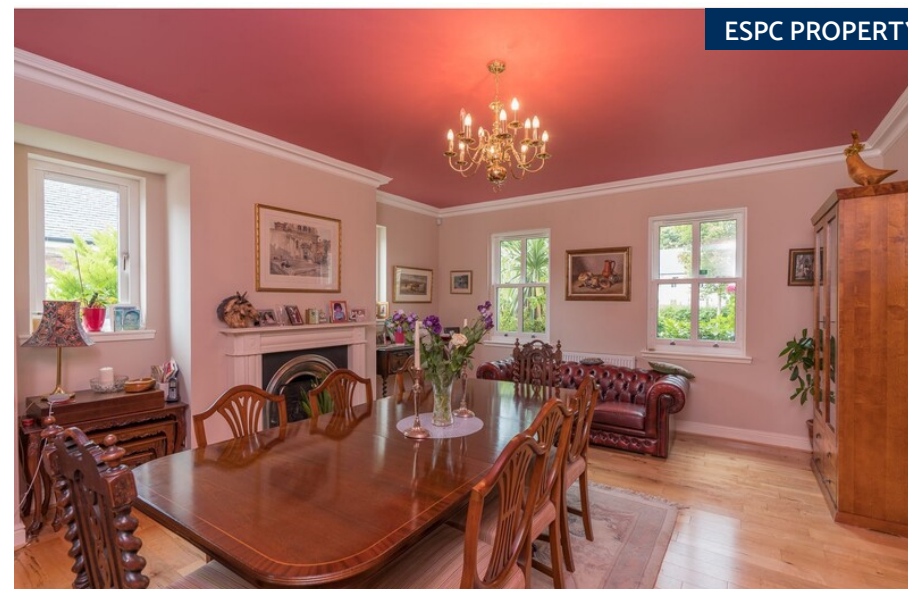
The Chapel apartments are priced from £950,000 to £1,100,00 and are available to visit on an appointment only basis. To arrange an appointment (virtually or in person), call 0131 341 5679, or visit cityandcountry.co.uk

4 ROBERT SMITH PLACE, DALKEITH, EH22 1JF

OFFERS OVER £595,000

5 3 3 C

ESPC PROPERTY



This beautiful detached home forms part of an exclusive development flanked by mature woodland on the periphery of Dalkeith Country Park. With stunning private gardens, the property would make a wonderful family home. Accommodation includes 3 spacious public rooms, a striking dining kitchen along with 5 double bedrooms, 3 of which have en suite facilities. Double Garage, gas central heating and double glazing.

Viewing Information

Call Aberdeen Considine on 0131 253 2723

Email: edi@acandco.com



property | legal | financial

HOW THE MORTGAGE MARKET HAS CHANGED

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

The mortgage world is different compared to before COVID-19, with greater restrictions on lending and stricter assessment of documents and criteria in general. The biggest change is that the typical minimum deposit requirement for a mortgage is 15% now, compared to 5% before COVID-19 (this is based on the purchase price or Home Report valuation of the property, whichever is the lower figure).

10% deposit mortgages are available with a limited number of lenders, but they generally come with strict lending criteria and restrictions. Therefore, a 15% deposit appears to be the new normal requirement.

For many first time buyers, saving a 15% deposit can be challenging but there are schemes available to help you boost your deposit. A popular option is the First Home Fund, which offers equity loans of up to £25,000 to boost your deposit.

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

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

We are finding that mortgage applications are generally taking longer to be assessed due

to current service levels and the high volume being submitted. The normal two to three week turnaround for straightforward cases to be approved may now take four to five weeks.

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



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

The initial consultation with an ESPC Mortgages 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.

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

8/8 SHERIFF PARK, THE SHORE, EDINBURGH, EH6 6DY

OFFERS OVER £180,000

2 1 1 D

ESPC PROPERTY



An excellent city base, with potential as a second home, this two bedroom apartment is positioned in a vibrant riverside location with all of Leith's attractions and amenities within easy reach. Tasteful decorated, freshly presented accommodation of good proportions, with communal gardens, residents parking and good connections to the city centre.

Viewing Information

Telephone Hastings Legal on: 01573 225999

Email: enq@hastingslegal.co.uk





Simply Stunning

whichever way you look at it



PAVILION

AMA HOMES ON KINNEAR ROAD

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

To arrange a private viewing of the remaining apartments, contact Behnam Afshar on **07967 322 025** or email **behnama@amanewtown.co.uk**

Prices from **£1,180,000**



When Quality Matters

amahomes.co.uk/pavilion



Making the most of a prime location

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

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

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

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

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

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

Inside, the spacious open-plan rooms allow for



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

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

Prices start at **£1,180,000**. To arrange a private viewing contact Behnam on **07967 322 025** or email **behnama@amanewtown.co.uk**



THIS IS EDINBURGH, THIS IS CALA

How Edinburgh's history shapes premium developments.

CALA Homes is taking on ambitious projects to deliver stylish homes to suit every homebuyer. Its Edinburgh sites epitomise this, with each taking design cues from its historic architecture.

It is currently selling a mix of apartments, townhouses and duplexes at three Edinburgh developments: Waterfront Plaza, Boroughmuir, and the multi award-winning The Crescent nestled in the 18-acre Donaldson's estate within a UNESCO World Heritage Site.

Waterfront Plaza takes direct inspiration from its surrounds, featuring homes synonymous with Leith – townhouses and colonies. Their modern reimagining allows for multi-level living with a modern twist.

Set in the sought-after Shore area, homes have spacious terraces, complete with private parking and access to the expanding tram network. CALA is creating a community too, with onsite cafés and commercial units.

The Crescent is CALA's flagship east of Scotland development – a luxury collection of 84 apartments, duplexes and penthouses, minutes from Haymarket station. Designed by

renowned architect Richard Murphy OBE, the arc of homes is a modern interpretation of Edinburgh's Georgian architecture.

The Crescent's interlocking storey structure creates double-height living spaces and mezzanine studies. Soaring windows slide all the way back to invite the outside in, offering unparalleled views.

Residences have outdoor spaces ranging from patios and terraces to private gardens, and benefit from secure underground parking and comprehensive electric vehicle charging.

Boroughmuir offers 87 contemporary apartments ranging from one to four bedrooms in a prized early 1900s high school building.

Apartments have been designed to maximise the building's character while facilitating modern living. Apartments benefit from private parking, electric charging and a prime location next to three city hotspots, Bruntsfield, Morningside and the Meadows.

Viewings at any of CALA's developments are available to book daily at cala.co.uk/edinburgh

10 FREELANDS ROAD, RATHO, EDINBURGH, EH28 8NP

FIXED PRICE £580,000

4 3 2 B

ESPC PROPERTY



Stylish and immaculate four bedroom executive, detached house that offers stunning family accommodation in the sought after conservation village of Ratho. The property is presented to an impeccable standard throughout, with the flawless finish, superior craftsmanship and premium finishing touches.

Viewing Information

Call: 0131 516 5366

Email: propertysales@gilsongray.co.uk



Isaac Sofa in Autumn Orange, Living It Up, £959.50, livingitup.co.uk

AUTUMN SHADES

As usual autumn colour trends are dominated by warm, earthy tones like olive green and burnt orange.



Carmella Lamp Shade in Burnt Orange Velvet, MADE.COM, £35, made.com



Westex Penultima Carpet in Olive Green, Carpetright, £35.99 per square metre, carpetright.co.uk



Cranberry Red Chunky Blanket, Tolly McRae, £124, tollymcræ.co.uk



Two Zola Dining Chairs, Next, £180, next.co.uk



Country Small Herbalist, Shimu, £695, shimu.co.uk

2 KINGS VIEW CRESCENT, RATHO, EH28 8AF

OFFERS OVER £465,000

4 3 2 C

ESPC PROPERTY



Large detached 4 bed home set over 3 floors with an unrivalled position on a prestigious Cala development. Spacious lounge, Dining Kitchen and Family living area, Utility room, Attractive South facing garden with side courtyard garden, 4 double bedrooms, 2 en-suite, Bathroom with 4-piece suite. Beautiful Hallway with WC and study area, 2 vehicle driveway with spacious Garage, stunning views, gas central heating and double glazing.

Viewing Information

Viewing by appointment contact 0131 668 0440 or email mbrownlee@warnersllp.com.



WITH THE COUNTRYSIDE ON YOUR DOORSTEP, YOU'LL LOVE COMING HOME TO CALDERWOOD...

At Calderwood by **Stewart Milne Homes**, the incredible Almondell and Calderwood Country Park will be right on your doorstep. This exceptional Country Park is home to cycle paths, picnic areas, riverside walks, play areas and a range of wildlife who habit the idyllic 220 acres of tranquil woodland.



The wider area surrounding Calderwood is filled with expanses of rolling farmland which leads to the popular village of East Calder. Further afield, the Livingston Centre, MacArthur Glen and the Gyle shopping centres can be easily reached and offer a fantastic mix of high street and designer label shops. There's nothing quite like taking in the fresh country air when you return home to Calderwood.

Living Life

Calderwood's unique surroundings is the inspiration for this unique development. Stewart Milne Homes' award-winning designers have carefully laid out the new homes to take compliment Calderwood's lush rural setting. The green open-spaces, hedge lined walks and semi mature trees frame each home and make strolling around your new home a delight. When you move to Calderwood you'll quickly discover that it's so much more than a place to live, it's a new community for families that are all starting their future together.

This stunning development is conveniently close to the picturesque town of East Calder which has all the local amenities you and your family

need all within easy walking distance. Fantastic local schools, town pubs, sports centres and local shops are all on your doorstep at this highly sought-after development. Within this town, there is a strong feeling of community spirit that's bolstered by the variety of local community groups and clubs that are available for you to join.

Education

Calderwood is well catered for by a nursery and the two local primary schools, East Calder Primary School and the Catholic St Paul's RC School in the nearby town of East Calder. Once your child graduates onto secondary education they will attend West Calder High School or St Margaret's Academy.

Travel Links

For commuting, the M8, M9, Forth Road Bridge and Edinburgh City Bypass are all within easy reach. The nearby train station in Kirknewton also has a regular service to both Edinburgh and Glasgow.

Around and about

- Almondell and Calderwood Country Park – featuring cycle paths, picnic

areas, riverside walks and play areas. There's also plenty of wildlife to spot within this idyllic 220 acres of tranquil woodland.

- All ages will enjoy painting ceramics at Potter Around – a painting and craft studio located in Kirknewton.

- Everyone will love Five Sisters Zoo, nearby in West Calder. They care for over 180 different species of animals including circus rescue lions and bears.

- The Edinburgh International Climbing Arena is a 4.6 mile drive from East Calder. People of all ages and ability levels can take part in a host of fun ways to stay active.

- Just outside East Calder, Jupiter Artland is a beautiful and unusual sculpture park and gallery within the grounds of Bonnington House. It and hosts an array of artworks, exhibitions and events from May-September.

- If you're the active type, you'll love Xcite East Calder with its gym, fitness classes, sports and kids activities.

- For shopping a little further afield, the Livingston Centre, MacArthur Glen and the Gyle shopping centres can be easily reached, where you'll find many high street and designer label shops as well as many well known family friendly restaurants.

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

For further information call 0845 076 6139 or visit

www.stewartmilnehomes.com

Calderwood

EAST CALDER



THE HEDDON

5 bedroom detached home | Plot 34 | £323,000

AVAILABLE WITH PART EXCHANGE*

THE MELTON

5 bedroom detached home | Plot 16 | £386,000

AVAILABLE WITH ASSURED SALE*

Showhomes and marketing suite open Thu-Mon, 10.30am to 5.30pm (by appointment only).
0845 076 6139 | calderwood@stewartmilne.com
stewartmilnehomes.com

STEWART
Milne
HOMES

*The offer detailed is available on selected homes only. Offers are subject to status. Terms and conditions apply. See website for details, subject to contract and status. Images shown reflect the varying styles and sizes of typical Stewart Milne homes and are intended to illustrate typical styles and finishes only. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE OR ANY DEBT SECURED ON IT. Terms and conditions apply. Prices correct at time of going to press.



FANTASTIC FIFE

With beautiful scenery, historic sites and a great choice of homes, find out why Fife is a fantastic place to live.

Whether you fancy living in a seaside village such as Anstruther or a busy town like Dunfermline, Fife has options for all families and budgets. More traditional properties can be found dotted along the coastline, with more modern living further in land.

Plus, if you're the outdoorsy type, there are some fantastic walking routes in the area. The Fife coastal path stretches 187km from Kincardine to Newburgh and features some stunning locations along the Firth – it's a great trail you can come back to again and again.

For history buffs, early records of Fife date back to 1150 AD, which means there are plenty

of historical sites scattered over the region, including St Andrews Cathedral, the Hill of Tarvit and Dunfermline Palace.

“ Fife offers easy access to the big main cities yet retains a semi-rural feel, with great walks, coastal and historic villages, and great activities for families. Michaela Jordan, Property Sales Manager at Morgans Solicitors ”

“ Fife has a fantastic coastline, with the East Neuk offering world class seafood and golf. It also has a convenient road, bus and rail network to quickly connect it to other areas of Scotland, making it ideal for commuters. Cheryl McGeever, Sales and Marketing Manager at Allanwater Homes ”



Opposite page: Crail. Clockwise from left: St Andrews Cathedral, Anstruther, Dunfermline Abbey



Fife also boasts a number of brilliant activities to keep you busy. Have you ever fancied picking your own strawberries or pumpkins? Cairnie Fruit Farm is a fantastic day out for the family and lets you pick then take them home. We've not even mentioned their Maize Maze and the buckets of other activities they have on offer.

For the more adventurous, Skydive St Andrews should be on your radar! Located at Fife airport in Glenrothes, they have a wide array of activities on offer, including tandem jumps, and will even help organise charity events.

For families, there is a great mix of private and state schools throughout the Fife locality. The catchment areas are well distributed and connected through a good public transport system.

Speaking of, Fife has a great bus network which can take you between each of the towns and villages. If you are commuting either south to Edinburgh or north to Dundee, you will be able to take advantage of the train-line that runs around the coast. Whether it's for work or play, Fife is an easy place to navigate.

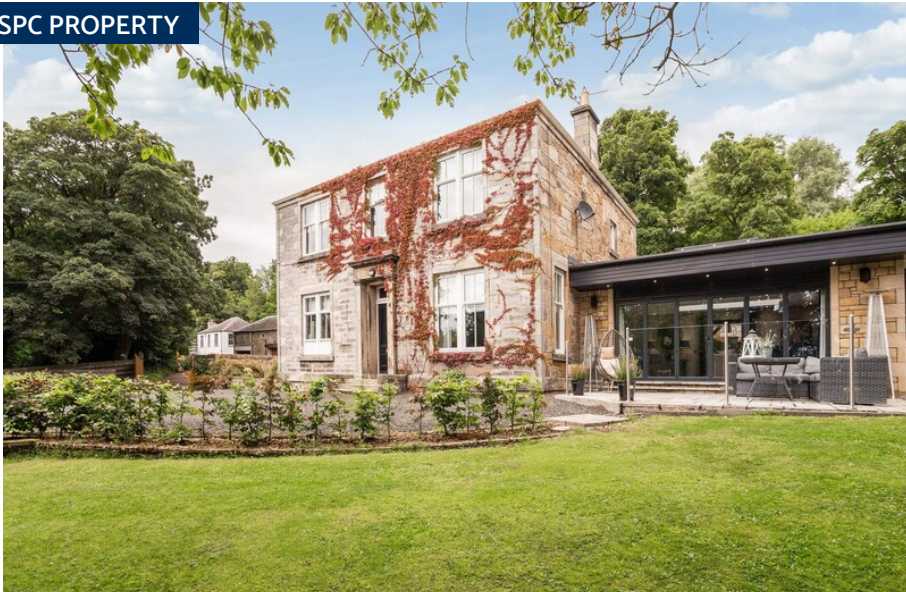
Search homes for sale in Fife at espc.com

**ABERLYN,
CHARLESTOWN, DUNFERMLINE, KY11 3DP**

OFFERS OVER £775,000

5  3  4  E 

ESPC PROPERTY



This stunning Victorian house is set amidst approximately 1 acre, with a woodland backdrop, on the outskirts of the village of Charlestown, yet easily accessible to the West Fife villages. Private driveway, reception hallway, living room, lounge, family room, David Douglas breakfasting kitchen with wine store, utility/laundry room, study and shower room. A feature staircase leads to upper landing with four double bedrooms and four piece en-suite.

Viewing Information

Telephone Morgans on: 01383 280427
or email: info@morganlaw.co.uk




WEMYSS
PROPERTIES

**CRAIGLEITH ROAD
EDINBURGH**

SHOW HOME NOW OPEN

Eight 4-bedroom townhouses

Get in touch for more information:
0131 225 9305
www.wemyssproperties.com

12 VICTORIA ROAD, NORTH BERWICK, EH39 4JL

OFFERS OVER £645,000

4  2  2  D 

ESPC PROPERTY



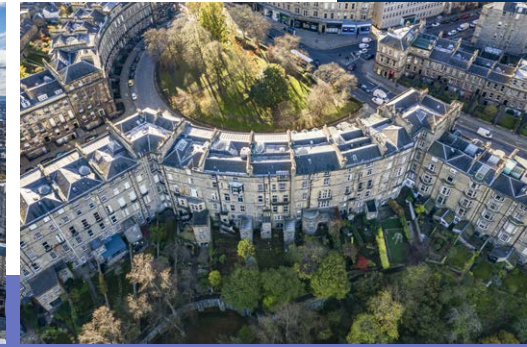
This beautifully presented, spacious, four bedroom, two public room and a games room, stone built terrace house with generous private garden is set in the heart of North Berwick, a minute's walk to the east and west beach, harbour and a short stroll to the High Street with its vast selection of eateries and shops.

Viewing Information

Virtual viewing available online or by appointment
with Paris Steele W.S. 01620 892138

Property
PARIS STEELE

NEW BUILD



RANDOLPH CRESCENT: A RENOVATION WITH STYLE

Georgian townhouses steeped in history.

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

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

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

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

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

A sensitive, design led approach to the interiors has been taken, restoring these wonderful townhouses to create exciting new dwellings. That meant respecting a gamut of original features such as cornices, panelling and a cupola which pours light down the shared stairs to the ground floor. The grandest rooms are occupied by kitchen, living and dining areas. These open plan living spaces make for light and airy contemporary living.

The Developer:

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

To find out more about these stunning conversion apartments, please call 0131 603 8357 or visit randolphcrescent.co.uk

NEW TOWN STYLE



Positioned on a handsome Georgian square at the east end of Edinburgh's New Town, this three bedroom flat is perfect for anyone looking for a beautiful home with easy access to the amenities of the Scottish capital.

Filled with stunning period features, including ornate cornicework and working shutters, the property is brimming with historical charm. It also boasts a lovely view over Gayfield Square.

The living room is one of the highlights of the property. The high ceilings and neutral colours ensure it feels bright and airy, serving to emphasise the generous proportions of the room. Two large windows flood the room with natural light and a fireplace acts as the focal point. The abundance of space makes it an excellent spot for entertaining guests.

In the property, there is also a modern and stylish kitchen with space for a breakfast table. The current owners have made the most of the spacious hallway by using it as a formal dining room, with the high ceilings and cornicework adding a sense of grandeur to the space.

All three of the double bedrooms are bright and spacious – the master bedroom is particularly impressive, complete with a walk-in wardrobe.

Located on Gayfield Square at the edge of the New Town, this charming flat is just a short walk from the shops and restaurants of Princes Street and George Street. With numerous bus services available and Waverley train station just up the road, getting to other parts of the city and further afield is hassle-free.

There are also lots of cycle paths and routes nearby, for those who prefer to get around on two wheels. The Water of Leith and Old Railway line provide an excellent starting point for any local bike ride, both of which are nearby. Plus, there are plenty of vast outdoor green spaces close to the property, including the iconic Calton Hill, expansive Holyrood Park and the Royal Botanic Garden.

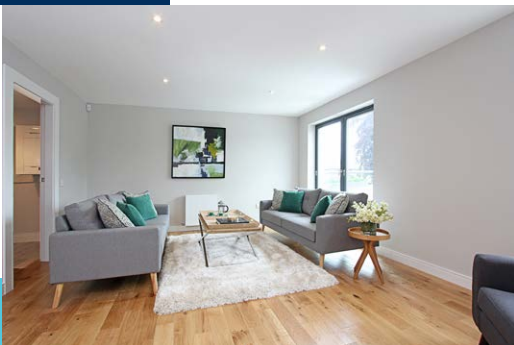
With a great location in a UNESCO World Heritage Site, grand and spacious rooms, and modern finishes, this property is a rare find and likely to suit many different buyers.



31/4 GAYFIELD SQUARE, EDINBURGH, EH1 3PA | OFFERS OVER £600,000

CONTACT: Call Simpson & Marwick on 0131 253 2171





CAMMO TERRACE, EH4 – SUBURBAN SERENITY WEST OF THE CITY

Escape the rush of life in the city.

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

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

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

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

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

The properties are fixed price, starting from £750,000. Available now, with 50% of the development already sold. Visit cammoterrace.com or call 0131 322 2665 to find out more.

120/4 DUNDAS STREET,
EDINBURGH, EH3 5DQ

OFFERS OVER £549,000

3 2 1 B

ESPC PROPERTY



Stylish second floor flat that promises a spacious home with three double bedrooms, two bathrooms, generous open-plan living areas, and a private balcony. The flat forms part of an exclusive development, with landscaped grounds and secure private underground parking, and is finished to a high standard throughout.

Viewing Information

Call: 0131 516 5366

Email: propertysales@gilsongray.co.uk

GILSON GRAY
LAW • PROPERTY • FINANCE



SUMPTUOUS TOWNHOUSE LIVING, MINUTES FROM STOCKBRIDGE

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

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

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

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

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

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

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

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

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

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

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

LANGBANK STEADING AND GARDEN COTTAGE, SWINTON, TD11 3HY

OFFERS OVER £925,000

6 5 4 N/A

ESPC PROPERTY



A magnificent re-birth of a 17th century property, Langbank Steading and Garden Cottage offers a masterclass in restorative excellence and effortless country elegance. If ever there was a dream home, this is it. In a perfectly picturesque setting with open south facing views and endless opportunity - grand design meets country living in this former mill, with character and a high-specification finish designed for 21st century lifestyles.

Viewing Information

Telephone Hastings Legal on: 01573 225999

Email: enq@hastingslegal.co.uk

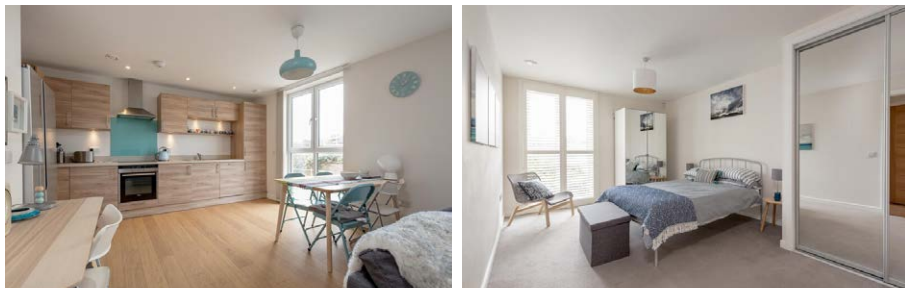


**17/1 BRIDGE STREET,
PORTOBELLO, EH15 1DB**

OFFERS OVER £310,000

2  2  1  B 

ESPC PROPERTY



Lovely, light, airy ground floor flat forming part of a small luxury development within the sought-after location of Portobello. Well-laid-out accommodation comprises, secure entry system, hallway, attractive open plan sitting room/dining room/stylish kitchen with French doors to Juliette balcony, master bedroom with built-in mirrored wardrobes, en-suite shower room, further double bedroom, modern bathroom and secure underground parking.

Viewing Information

Call: 0131 667 1900

Email: mail@deansproperties.co.uk

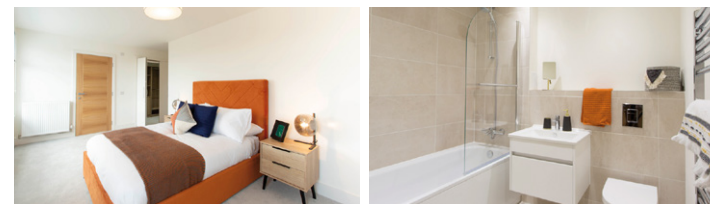
Deans Properties 
Deans Solicitors and Estate Agents LLP

LUXURY
2 BED APARTMENTS
& 3 BEDROOM HOMES
at the MARKET, BONNYRIGG

AVAILABLE NOW
From **£209,995**



NO LBTT TO PAY ON ALL PROPERTIES ON THE MARKET
Scottish Government recently announced that residential property transactions under £250,000 will not be liable for any LBTT.
MNM DEVELOPMENTS (SCOT) LTD paying LBTT for the buyer on 3 bed townhouses
A SAVING OF £1999 ON EACH TOWNHOUSE



GET ON
THE MARKET
WITH OUR
FABULOUS NEW
DEVELOPMENT
IN MIDLOTHIAN

- Easy Commuting
- Superior as standard specification
 - All properties with designated car parking space
- Attractive central courtyard – all houses with their own garden
- Enjoy the many local amenities of Bonnyrigg
- Eco friendly, stylish development – lower running costs
- Choice of terraced and semi detached houses

Make an appointment to view - two stunning showhomes available

Contact
MNM DEVELOPMENTS (SCOT) LTD
T: 0131 297 6013
E: info@mnmdev.co.uk

View virtually at 
www.mnmdev.co.uk/developments/the-market/
MNM Developments (Scotland) Limited





CANONMILLS GARDEN SHOW HOME NOW OPEN

Artisan Real Estate's Canonmills Garden show home and marketing suite is now open in Edinburgh, giving home buyers a unique insight into post-lockdown living.

The development brings together 180 one, two and three bedroom apartments and colony-style properties overlooking the Water of Leith, just a stone's throw from a bustling shopping community at Canonmills. It has been designed with post-lockdown living very much in mind, with light and airy living spaces leading to generous balconies, patio gardens and open spaces.

There's been a huge amount of interest in the show home with an online booking system allowing tours to be carried out in a safe and controlled manner.

Priority tours have already taken place for existing purchasers at the leafy City Centre development. And with almost two-thirds of apartments now sold since the development first hit the market last year, they have been delighted with their first glimpse of what their new homes could look like.

"There's definitely been a 'wow factor' as our customers experience the size and scale of the apartments for the first time," explains Artisan's Sales Supervisor Christie Turner.

"So far, we have sold 64% of the properties off-plan, so it's great to now show purchasers exactly what they have bought. Their reaction as they walk in has been amazing – especially when they experience the light and airy living spaces and the quality of the flooring and kitchen and bathroom fittings."

The show home has been designed by Scottish Interior Designer Carol Yates. Scandinavian influences combine with the solid oak flooring, adding a natural texture to the room. Kitchens are by Kitchens International and bathrooms are by Victor Paris.

With a move-in date confirmed for first quarter of 2021, and with consumer confidence returning following the easing of lockdown, values are also increasing. Christie adds: "Canonmills Garden is fast becoming a desired destination for post-lockdown living. Now is the perfect time to buy a new home before values increase even further."

Apartments are now available with prices starting at £249,500. For more information, visit canonmills garden.com

32 THORNVILLE TERRACE, LEITH LINKS, EDINBURGH, EH6 8DB

FIXED PRICE £379,950

3 2 2 C

ESPC PROPERTY

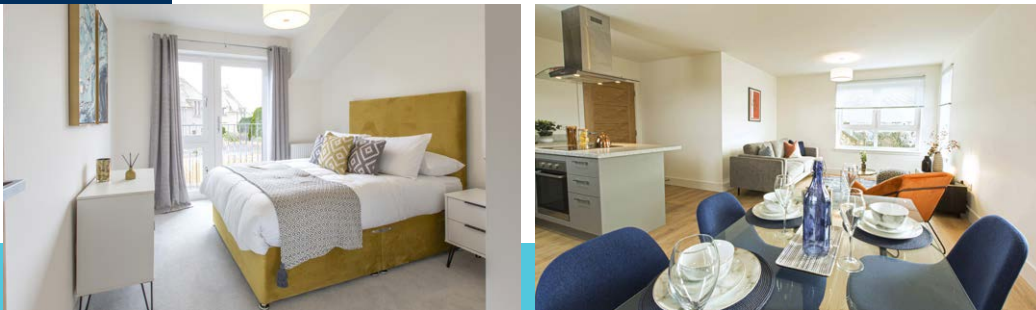


Unique main door double upper colonies property refurbished/modernised throughout. Open-plan kitchen/dining area (space to accommodate a living area). Living room (could be used as a generous fourth bedroom) with period features. Generous single bedroom, ideal as an office. Shower room and separate WC. Two generous double bedrooms, bathroom. New double glazed windows and doors. GCH. Garden and driveway.

Viewing Information

Viewing by appt tel 0131 668 0440 or email west@warnersllp.com





FINAL FOUR LUXURY TOWNHOUSES AVAILABLE NOW AT THE MARKET

Don't miss out on the chance to acquire a contemporary three bedroom home in Bonnyrigg, set around a landscaped courtyard, with LBTT paid by MNM Developments (Scot) Ltd.

MNM Developments Scot (Ltd) has only four of its luxury three bedroom townhouses left for sale at The Market in Bonnyrigg.

Attracting a mix of first time buyers, young professionals and downsizers, The Market is MNM's first development in Midlothian.

The high specification, energy efficient townhouses on offer at The Market, together with luxury two bedroom apartments, are available in a choice of semi-detached, or detached styles, and are priced from £299,995.

These properties will have their LBTT paid in full by MNM Developments (Scot) Ltd, as part of the latest assistance for househunters by the Scottish Government. This incentive has been introduced to aid the recovery of the housebuilding sector from the COVID-19 crisis. This significant saving on these stylish and contemporary family homes, amounts to £1,999.

The two bedroom apartments, complete with a master bedroom en suite, are also available at The Market, priced from £209,995, with no LBTT to pay. The Scottish Government

recently announced that residential property transactions under £250,000 will not be liable for any LBTT, unless it is a second home purchase and the Additional Dwelling Supplement applies.

All properties at The Market feature a superb "as standard" specification, with MNM now known in the industry for using the very best suppliers from all over the UK. The luxury fitted kitchens are complete with built-in Indesit appliances, as well as quality flooring throughout, together with quality doors and skirtings, fitted wardrobes, and beautifully designed bathrooms and en suites.

"We're delighted to have enjoyed strong sales here at The Market, with only four townhouses left to sell. They are superb homes, and it's an added bonus to have them available with this LBTT assistance," said Michaela Teague, Director of MNM Developments (Scot) Ltd.

To view the stunning show apartment and showhouse at The Market please call 0131 297 6013, email info@mnmdev.co.uk, or call selling agents Simpson & Marwick on 0131 525 8610. Also check out mnmdev.co.uk

3/18 ST BERNARD'S ROW, STOCKBRIDGE, EDINBURGH, EH4 1HW

FIXED PRICE £290,000

3 1 1 F

ESPC PROPERTY



Magnificent three-bedroom duplex apartment that comes with a balcony with wonderful Stockbridge views, direct access to a shared roof terrace, plus private allocated parking. Situated on the fourth and fifth floors of a modern building.

Viewing Information

Call: 0131 516 5366

Email: propertysales@gilsongray.co.uk

CONTEMPORARY CONSERVATISM CREEPS BACK INTO KITCHEN DESIGN

Kitchen design trends for 2020/21 are following the three “S”s - smart appliances, subtle colours and finishes, and sustainability – according to award-winning designers and retailers Kitchens International.

Kevin Buchanan, Design Director for KI, said: “We are seeing a move towards subtler designs that can flow easily into other living spaces and the rise of smart appliances to make lives more efficient and sustainable. Better waste disposal with special units and multi-recycling bins are seen as a ‘must have’

along with LED and mood lighting and a lower energy footprint throughout the kitchen.”

The biggest development in kitchen design is the Cube Quooker tap which dispenses still, sparkling, chilled and boiling water, removing the need for large American-style fridge freezers and kettles. This, along with venting hobs, which mean no overhead extraction, and the use of sliding or pocket doors to conceal storage, is a new development seen increasingly in most kitchens that KI designs. *(continued on p56)*



42/8 BRUNSWICK STREET,
EDINBURGH, EH7 5JD

OFFERS OVER £380,000

3 2 1 C

ESPC PROPERTY



This charming double upper flat perfectly blends period features with contemporary city living. Recently upgraded, the accommodation includes a spacious lounge, dining kitchen and 3 bedrooms, the master with en suite and a family bathroom. There are lovely views to Calton Hill and a shared garden.

Viewing Information

Aberdein Considine on 0131 253 2723

Email: edi@acandco.com



property | legal | financial



Open plan kitchens or transitional kitchens linking into the living areas continue to be the most popular layout complete with fitted integrated seating or bar stools at the “must have” islands. This is usually what is found in new build homes. However, bar stools are no longer simple stools but comfortable chair-like seating that have more living room appeal.

Subtlety is the trend for colour and finishes with darker subtle matt colours are gaining popularity, along with greys and concrete finishes. Timber veneer finishes or warmer tones as accent areas work well to give that

more subtle contemporary look. Shaker doors with modern layouts and colours are growing in popularity.

The KI designers’ list of essential kitchen items now includes a boiling water tap (more efficient energy-wise and removes the need for the kettle), a steam oven (a healthier and more versatile option than a microwave), excellent zoned lighting, a warming drawer, which does far more than just warm plates, and two big double bowl sinks, eliminating the need for a drainer on the worktop.

4 TOWERBURN, DENHOLM, HAWICK, TD9 8TB

OFFERS OVER £150,000

2 1 1 E

ESPC PROPERTY



This stunning first floor two bedroom apartment is set within an impressive Edwardian mansion house dating back to 1914, with all the grandeur of the Borders very own Downton Abbey! A gently sweeping driveway leads to the immaculate grounds of Towerburn, which boasts a glorious countryside backdrop, endless views and enjoys an idyllic and peaceful location perfect as a second home or country getaway.

Viewing Information

Telephone Hastings Legal on: 01573 225999

Email: enq@hastingslegal.co.uk



VIRTUAL HOME DESIGN

We explore how John Lewis has taken its home design service online in order to meet the evolving needs of people in recent months.

Over the last few months, John Lewis has introduced a virtual home design service, offering expert interior advice with a Home Design Stylist. The aim is to help customers by providing home inspiration, support and advice, all while they remain in the comfort of their own home.

This service can help with many aspects of home design, ranging from repurposing ideas and tips to make spaces more comfortable to creating an area that is flexible for work, or even tackling a new interiors project.

During a one hour video call, customers can virtually “walk” the Stylist through their home and discuss inspiration. The Stylist will spend some time pulling together a mood board, ideas and a shopping list, and will send this directly to the customer following the call.

Jane Reid, Partner & Home Design Stylist at the John Lewis store in Edinburgh, explained: “We’ve been really excited to offer our customers an alternative to our in-store consultations and our virtual appointment service has been incredibly popular over the past few months. Once a virtual appointment has been booked, the steps that follow are very similar to our in-store appointments.

“We ask the customer to send pictures of the space they are looking to update and any other relevant information to allow us to prepare some initial ideas. Once the virtual appointment has begun they can also show us around their space and we can use a second screen to present our ideas back to the customer.

“After listening to the customer and understanding their style preferences, we then create a scheme tailored to the customer’s feedback and then supply a product list of the items we’ve discussed or a personalised image board or Pinterest board to help bring the design to life. We can also send various samples for window treatments, upholstery, flooring, wallpaper and paint cards.

“During lockdown, customers have been re-evaluating their homes and looking for ways to make their spaces multi-functional and allow for more flexible living in these extraordinary times.”



LOTHIAN VIEW, 175 TOWNHILL ROAD, DUNFERMLINE, KY12 0DQ

OFFERS OVER £595,000

5 4 2 E

ESPC PROPERTY



This stunning traditional Victorian home circa 1890, is quietly situated north of Dunfermline, on approach to the village of Townhill and set amidst 1/2 acre of mature grounds. This prestigious family home is a credit to the present owners who have renovated and restored this substantial dwelling house over the years. The accommodation offers a wealth of period features including original cornicing, ceiling rose and feature fireplaces.

Viewing Information

Telephone Morgans on: 01383 280427
or email: info@morganlaw.co.uk





Deco Marble Shelving Unit, Atkin & Thyme, £699, atkinandthyme.co.uk

HOME OFFICE IDEAS

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Artificial House Plant in Textured Pot, Marks & Spencer, £19.50, marksandspencer.com



Roman Rustic Solid Oak and Painted Desk, Oak Furniture Land, £344.99, oakfurnitureland.co.uk



Habitat Marco Office Chair, Argos, £120, argos.co.uk



Cult Home Metal Round Wall Clock, Cult Furniture, £65, cultfurniture.com



Eichholtz Highland Desk, Sweetpea & Willow, £1,582.50, sweetpeaandwillow.com

5 THE CHESTERS, DREM, EAST LOTHIAN, EH39 5BU

FIXED PRICE £430,000

4 2 2 E

ESPC PROPERTY



Nestled in the picturesque East Lothian countryside in an exclusive development within strolling distance from Drem train station, this spacious four bedroom detached house comes with a wonderful open-plan design, private gardens, excellent parking by means of a carport and garage and has the added benefit of electric car charges.

Viewing Information

By Appointment with Gilson Gray: 01620 893 481

Email: eastlothian@gilsongray.co.uk



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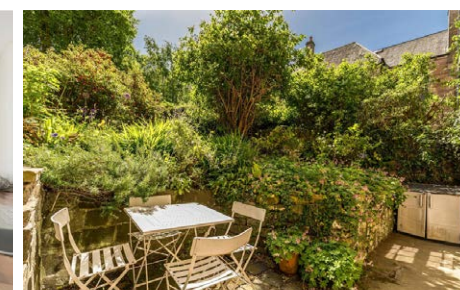


34/2 DRUMMOND STREET, NEWINGTON, EH8 9TY

OFFERS OVER £350,000

2  1  2  C 

ESPC PROPERTY



Tastefully presented main door flat with sunny, south-facing private walled garden located on a quiet street in Newington. The accommodation comprises spacious sitting room with attractive working fireplace, modern kitchen with dining area and patio doors opening to the rear garden, two generous double bedrooms and bathroom with shower over bath. The kitchen and bathroom benefit from attractive Karndean flooring.

Viewing Information

Call: 0131 667 1900

Email: mail@deansproperties.co.uk

Deans Properties 
Deans Solicitors and Estate Agents LLP

LANDLORD FAQ

In these uncertain times, you may be wondering what's happening in the rental market and whether now is a good time to invest in a buy-to-let property. Nicky Lloyd, Head of ESPC Lettings, answers some commonly asked questions from landlords.



WHAT IS THE RENTAL MARKET LIKE NOW?

Due to the impact of COVID-19, some of the processes associated with the rental market have changed, including viewings and applications, with viewings being conducted virtually at first.

Time to let is generally a bit longer than previously, with people noting interest in more than one property at a time in a bid to try and secure one. This can result in delays when trying to move forward with an application and people withdrawing interest. However, there are lots of enquiries from

tenants indicating demand for properties is strong, which brings me to...

HOW MUCH DEMAND IS THERE FOR RENTAL PROPERTIES?

Generally, the Edinburgh rental market is busy with many enquiries coming through, meaning demand is strong. This is likely due to the pent-up demand following the relaxation of restrictions on the property market. It is possible that lockdown meant tenants re-evaluated their living requirements and are now looking for a property that better suits their needs.

WHAT TYPE OF TENANTS ARE LOOKING TO MOVE?

The enquiries we are receiving indicate that all types of tenants are looking to move, including families, professionals relocating to Edinburgh and students returning to study.

HAVE RENT LEVELS BEEN AFFECTED?

Average rent has generally remained steady in Edinburgh, with most properties achieving the same levels as before the lockdown restrictions. We've also seen some popular properties achieve better rents than previously.

IS NOW A GOOD TIME TO INVEST IN A BUY-TO-LET PROPERTY?

It's difficult to predict what will happen in the near future. However, my advice to investors on this is that now is as good a time as any. Remember that an investment in property should be a long term consideration.

Find out more about ESPC Lettings at espc.com/lettings or contact the team on landlord@espc.com or 0131 253 2847.

SOUTHVIEW,

SMITHS ROAD, DARNICK, MELROSE, TD6 9AL

OFFERS OVER £310,000

4 2 2 F

ESPC PROPERTY



The aptly named Southview sits within Darnick on the outskirts of Melrose. This period property offers a unique home with character features blending with modern upgrades, a charming south facing garden with impressive outlooks of the Eildon Hills and well considered renovations throughout making it an excellent find for those looking to settle in the rarely available and popular village, perfect for family living or enviable country escape.

Viewing Information

Telephone Hastings Legal on: 01573 225999

Email: enq@hastingslegal.co.uk



10C FIDRA ROAD,
NORTH BERWICK, EH39 4NG

FIXED PRICE £380,000

2  1  1  F 

espc

ESPC PROPERTY



10c Fidra Road is a spacious two bedroom top floor apartment forming part of an impressive period building in the much sought after west side of the popular seaside town of North Berwick, with outstanding sea views to the rear towards the West Links golf course, the island of Craigleith and the Firth of Forth beyond.

Viewing Information

Viewing by appt. with Gilson Gray: 01620 893 481

Email: eastlothianproperty@gilsongray.co.uk



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SHOW HOMES OPEN THURSDAY TO MONDAY

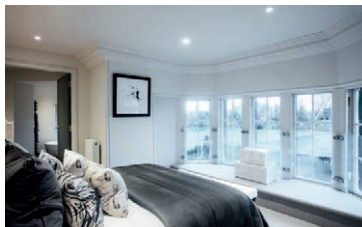
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