

# êspc

*property and interiors*



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advice

Interior styling  
tips

FREE AUGUST 2022



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# The Point.

Corstorphine

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0800 587 1118

Meadow Place Road, Corstorphine EH12 7UQ

Sales Office - Warners Office, 247B St John's Rd,  
Corstorphine, Edinburgh EH12 7XD



westpointhomes.net

## Discover an exclusive selection of dream homes in The Point - Westpoint Homes

A bespoke development of 24, two and three-bedroom luxury apartments within the sought-after locale of Corstorphine in Edinburgh. The properties are presented in the four-storey building, grouped around two stairwells with lifts to the upper floors. Built in one of the most desirable places to live in Scotland, these stunning new homes are part of a peaceful yet vibrant community, full of individual character with easy access to the big city.

Situated just five miles west of Edinburgh city centre and ten minutes from the City's Airport, the location boasts exceptionally convenient access to both the capital and, via excellent motorway and public links, to the rest of the country and beyond.

Along with the independent shops, bars and restaurants of Corstorphine, the nearby Gyle Centre is packed with high-street names. Corstorphine has its own state primary school, and is served by Craigmount and St. Augustine's secondary schools. Campuses of Edinburgh College and Edinburgh Napier University are also located nearby.

It's without doubt that Westpoint Homes has brought to the market an exceptional development which has been meticulously designed to meet the aspirations of contemporary home buyers. Every individual home in Westpoint's The Point development offers generously proportioned rooms, an open plan design and built to an extremely high standard - all without the added stress of a closing date.

Westpoint  
HOMES. 



# Contents



## Editor's note

Emer O'Toole

Hello and welcome to the August issue of ESPC Property and Interiors.

This month we have a guide to living in East Lothian and tips on how to add value to your home by changing your front door. Plus, Ciara McCartney, a Scotland's Home of the Year finalist, shares ideas on how to enhance a small space.

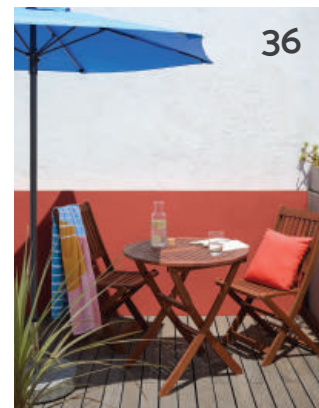
We've also got expert advice on why you should use a solicitor estate agent in your property search, and our most recent House Price Report, while John Lewis & Partners looks at the coastal interiors trend, and Dobbies shares how to enjoy your garden for longer as summer draws to a close.

As always, you'll find a selection of dream homes within these pages, which are all available at ESPC. From a luxurious five-bedroom house in the Scottish Borders to a beautiful Georgian flat in the South of Edinburgh, we've highlighted some of the best properties on the market to help you find your ideal home.

Remember, you can find hundreds more new properties each week at [espc.com](http://espc.com), where you'll also find the latest property events and news.

Happy reading!

*Emer*



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## How finding a solicitor estate agent can help you buy or sell a property

If you've seen a home you love but aren't sure what the next steps should be, here's our guide on how to find a solicitor estate agent to help with the process.

**B**uying or selling a property in Scotland? There are many benefits to working with a solicitor estate agent as it means you have one firm who handles the whole process from start to finish, helping to make the complete journey much smoother. Choosing a solicitor estate agent means that they can help you with securing your next property purchase too.

ESPC agents are all solicitor estate agents, meaning they can help with every aspect of buying or selling your property.



### Legal elements

Appointing a solicitor estate agent to market a property allows the buyer or seller to get started on the legal process swiftly. They will handle the settlement and title transfer process, as well as ensuring that all legal obligations are met and that your rights are protected.

Additionally, solicitors are duty bound by the Law Society of Scotland to do their best for the client, so clients can be assured that their solicitor estate agent will be committed to the job.

### Experts in the current market

ESPC and our network of first-class solicitor estate agents have been helping people move home for over 50 years. For the last five years, independent research has verified that ESPC is the first place that home buyers visit when looking for a new home.

During those 50 years, our solicitor estate agents have sold thousands of beautiful and luxurious homes across Edinburgh, the Lothians, Fife, Dumfries and Galloway and the Borders.

We understand that when buying or selling a high-end property you want to work with trusted, knowledgeable professionals, and our network of solicitor estate agents across Scotland helps you do this.

### With ESPC your home will get:

- Promoted on espc.com which attracts over 2.2 million visitors a month.
- An average of 100,000 users from overseas visiting espc.com per month, gains you access to a local and international buyers' market.
- Emailed to our database of home hunters that gets over 1300 new signups each month. Seven million property alert emails were sent in 2021.
- You can also opt to be included in our monthly magazine or upgrade your listing with our Featured or Premium packages.

### Knowledge of local areas

When buying a property your solicitor can talk you through the steps in detail covering everything from how you intend to fund the purchase, what to look out for in a Home Report, and how long the legal process is likely to take. They will also have access to the ESPC sales archives which can offer insight into what properties are achieving in the area you are looking to buy.

### Concluding the sale

After you've accepted an offer on your property, your solicitor will work on the legal aspects of the sale, to 'conclude the missives' - this means making a binding contract between buyer and seller, after which neither can withdraw from the sale without penalties.

The buyer's solicitor estate agent will also complete further checks on the property, before drawing up the new title deeds and transferring ownership of the property. Once that's complete, the money from the sale will be collected, with arrangements made to discharge and repay your existing mortgage on the agreed date of entry.

James Shipman, Area Property Manager for Thorntons Law, explains: "Securing the professional guidance of a solicitor estate agency firm early on in the sale and purchase process can be invaluable.

"When buying a property your solicitor can talk you through the steps in detail covering everything from how you intend to fund the purchase, what to look out for in a Home Report, and how long the legal process is likely to take.

"They will also have access to the ESPC sales archives which can offer real insight into what properties are achieving in the area you are looking to buy. Knowing this information right from the start and having the support on hand from an experienced solicitor will stand you in great stead for your property search.

"Likewise, when thinking to sell, your first port of call should be to speak with a solicitor estate agent who will arrange a valuation of your home. This opportunity to discuss in detail your estimated valuation, current market trends, and how quickly properties in your area are selling allows you to carefully plan your next move."





## Bellway's golden opportunity in Gilmerton

House hunters looking for a new home in Gilmerton could take advantage of a golden opportunity at Bellway's West Edge Meadows development if they qualify for Edinburgh Council's Golden Share initiative.

The unique offer is available on the Benbecula, a three bedroom terraced home and to qualify home buyers have to prove that they have a local connection, are in need of a property that size and are unable to afford the full market value.

Qualifying buyers are then able to purchase the property for 80% of the market value but still retain 100% ownership of the property. When the property is re-sold the price will remain capped at 80% of market value.

Currently there is one Golden Share property available with further properties to be released. Normally priced from £225,600, the Golden Share price for this Benbecula is from £188,000.

Lynn Pringle, Sales Director at Bellway Homes Ltd (Scotland East), said: "This is a terrific opportunity for local people who want to move to a larger home, are keen to stay in the area

and enjoy all the benefits of an energy efficient new build home."

A stylish property, the Benbecula has a front facing kitchen with breakfast area, living room with French doors leading out to the garden and downstairs cloakroom. Upstairs the master bedroom is an impressive 15ft long and there are two other bedrooms and a contemporary bathroom.

Located on Lasswade Road just five miles from the city centre, West Edge Meadows is just a short distance from local shops and attractions including Dalkeith Country Park.

West Edge Meadows sales office and showhomes are open by appointment only. Opening times are Monday and Friday, 10am to 5pm, Thursday 9am-6pm and Saturday and Sunday 11am-5pm. Site closed Tuesday and Wednesday. To find out more about these new homes call 0131 341 5769 or go to bellway.co.uk.

WEST EDGE MEADOWS, GILMERTON EH17 8SD

# PAY 80% OWN 100% WITH GOLDEN SHARE\*

HOMES AVAILABLE WITH GOLDEN SHARE

## The Benbecula – 3 bedroom terraced homes

PRICES FROM £204,995



Golden Share is an affordable homes initiative from The City of Edinburgh Council. Homes using this scheme are sold at 80% of their open-market value, but you will own 100%. Get in touch to find out if you are eligible.



Contact us to book your appointment today.

Call: 0131 341 5265

[bellway.co.uk](http://bellway.co.uk)



Computer generated image is indicative only. Specification on site may differ. Images are for illustrative purposes only and may include optional upgrades at additional cost. \*Under the Golden Share scheme, the purchaser owns 100% of the home but the Golden Share price of the property is fixed at 80% of the open market value at the time of sale. Purchasers must provide the necessary evidence to demonstrate they are eligible for the scheme. Further conditions of eligibility apply and these can be found at [www.edinburgh.gov.uk](http://www.edinburgh.gov.uk) Search 'Golden Share' for full details. Please note that The City of Edinburgh Council is not the mortgage provider, and you will need to make your own independent mortgage arrangements. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE OR ANY OTHER DEBT SECURED ON IT. Prices shown represent 80% of the open market value and are correct at the time of print. Golden Share is available on selected plots only and cannot be used in conjunction with any other Bellway incentives or offers.





*Luxurious*  
country living

An elegant five-bedroom detached house  
in the Scottish Borders.





This beautiful country home is situated within the central Borders, in the charming village of Sunlaws, just two miles outside Kelso. Framing this grand home is a stunning countryside backdrop, with far-reaching southerly views from the beautifully landscaped garden stretching over the Schloss Roxburghe Golf Hotel and 18-hole course, and landmarks including the Roxburgh Viaduct spanning the River Teviot, and the glorious Eildon Hills beyond.

The property provides all a modern buyer could wish for – with a choice of public rooms for family, entertaining, dining and relaxing, the Georgian-inspired property has a stunning garden room extension, running the width of the property and linking the kitchen, dining room and lounge to create an open-plan aspect. The current owners have added well-designed renovations such as the solid wood kitchen with a granite counter and a stylish island unit, and clever storage with integrated appliances.

On the ground floor there are four reception rooms, a study, a cloak and boot room and a separate utility room. A beautiful oak staircase leads to the first floor which has

an excellent amount of light and views over the gardens and neighbouring landscape. A generous master suite sits at the rear of the property and includes a shower room and dressing room, with two additional ensuite bedrooms ideal for guests, two further double bedrooms and the family bathroom.

Externally, the property has a spacious driveway, allowing for ample parking space, and a double garage. There is a manicured lawn with conifers and hedging. A retaining wall with stone steps leads down to a stretch of patio, extending round the periphery of the property, with a fantastic outdoor kitchen set to one side, ideal for hosting al fresco events and entertaining with adjacent pizza oven and opening onto the main terrace to the rear.

Heiton is a charming village, lying approximately two miles from the vibrant town of Kelso, with the Sunlaws development opening to the edge of the village, and just a short drive to town. The area is well connected via the A698, with easy links to Edinburgh, as well as nearby towns Kelso and Jedburgh. Heiton is under 30 minutes' drive from the Borders rail link to Edinburgh.



“ Framing this grand home is a stunning countryside backdrop with far-reaching southerly views from the beautifully landscaped garden... ”

12 Bowmont Court, Kelso, TD5 8JY  
Offers over £850,000  
Selling solicitor: Hastings, call 01573 922603

5 bed | 5 bath | 4 lounge



# Remarkable penthouse for sale at The Playfair at Donaldson's

A breathtaking, three-bedroom penthouse apartment is for sale at The Playfair at Donaldson's.



This sweeping home boasts an impressive private terrace space, positioned across three levels with beautiful chimney features.

The terrace, which has views of Donaldson's iconic domes and turrets, is accessible from the open plan living, kitchen and dining area.

The rare dual aspect home is undoubtedly one of the most prestigious built at the award-winning development on West Coates.

Thanks to the design of the original building, which was built in the 1840s, the penthouse features a range of unique living spaces, including a snug room that offers the perfect space for a home office or a cinema room.

Thanks to its lofty vantage point, the penthouse is flooded with natural light which accentuates the beautiful original beams which have been fully restored.

Residents at The Playfair benefit from access to exclusive communal areas, including The Club Room and The Chapel Room, which is located

within The Playfair's original chapel. Perfect for work, rest or play, the communal spaces are a luxurious extension to residents' homes - they can even hire them for upcoming celebrations and events.

These spaces 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. In The Club Room, a south facing boutique communal room overlooking The Playfair's discreet internal courtyard, residents are able to help themselves to refreshments.

Situated just moments from Haymarket station, The Playfair at Donaldson's is set amidst 16 acres of elegant private grounds. Having been extensively restored, the former college is firmly established as one of Edinburgh's most prestigious addresses and has won multiple awards.

The penthouse is priced at £1,525,000. A range of other apartments are available with prices starting from £415,000. For more information visit [cityandcountry.co.uk](http://cityandcountry.co.uk) or call 0131 341 5679.

**THE PLAYFAIR**  
AT DONALDSON'S

90% SOLD

## LAST OPPORTUNITY

TO LIVE IN AN ICONIC RESIDENCE IN THIS REMARKABLE CITY

With its rich history, vibrant cultural scene, fantastic shopping and thriving economy, Edinburgh is a wonderful place to live. The Playfair at Donaldson's offers luxurious homes in a landmark heritage building, surrounded by glorious grounds. With panoramic views over the Edinburgh skyline, it is the perfect place to take advantage of everything the city has to offer.

CITY CENTRE LOCATION

CONCIERGE SERVICE

16 ACRES OF LANDSCAPED GROUNDS

BOUTIQUE COMMUNAL ROOMS

SECURE UNDERGROUND PARKING

LUXURIOUS SPECIFICATION

**1, 2 & 3 BEDROOM CONVERSION APARTMENTS PRICED FROM £415,000\***  
READY TO MOVE INTO NOW

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



BOOK YOUR EXCLUSIVE APPOINTMENT

[donaldsons@cityandcountry.co.uk](mailto:donaldsons@cityandcountry.co.uk) | 0131 341 5088 | [cityandcountry.co.uk/donaldsons](http://cityandcountry.co.uk/donaldsons)

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





# The House Price Report: July 2022

We take a closer look at how the housing market performed across Edinburgh, the Lothians, Fife and the Borders over the third quarter of 2022.

The property market continued its upward trend during May, June, and July 2022, as buyers were keen to secure homes across Edinburgh, the Lothians, Fife, and the Borders. Across all regions, the average selling price increased by 4.8% to £288,993 year-on-year.

The highest price increases were seen in West Lothian where market activity has accelerated in recent months thanks to buyers seeking larger, more affordable homes within easy reach of Edinburgh city centre. In this area, property selling prices rose by 10.4% to £238,171. Dunfermline saw an average selling price increase of 7.7%, taking it up to £193,733 annually.

In Edinburgh city centre, average property selling prices rose 6.5% to £312,086. Two-bedroom flats in Edinburgh's New Town

and West End areas sold for £468,181, a 0.8% annual rise. This was followed by Morningside and Merchiston where two-bedroom flats sold for an average of £383,970 – an increase of 17.6%.

Dunfermline was one of the top property hotspots for first-time buyers in 2021 but demand is starting to decline a little during May-July 2022. One-bed flats in the town were the most affordable property type across the board during May-July 2022 with an average selling price of £87,858. Two-bedroom flats in the town were also one of the cheapest properties to buy at £129,296.

During this quarter, sales volumes across Edinburgh, the Lothians, Fife and the Borders reduced by 15.8%, while new property listings dipped slightly at 2%.

**150**  
solicitor estate agents  
ready to help you buy  
and sell homes

Over  
**1500**  
homes for sale

**152,592**  
response to  
My ESPC emails  
sent during July

Two-bedroom flats in Morningside sold in the highest volumes during this period, with levels up 35.3% annually.

Sellers in Dunfermline were the most active, with the highest volume of properties listed for sale in this area during this quarter, with insertion volumes rising 37.2% annually. Corstorphine also saw an increase, with insertions rising by 14% year-on-year.

Buyers continued to pay significantly over Home Report value across the board, with properties attaining 108.9% of their Home Report valuations on average – 3.6 percentage points more than May-July 2021.

East Lothian attained the most over Home Report valuation, with properties achieving 110.2% of their valuations on average – 1.7 percentage points higher year-on-year. This was followed by West Fife and Kinross, which had the biggest jump in percentage points since last year at 4.8%, taking its new total of average percentage of Home Report valuation attained to 109.4%.

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

“The latest figures show family homes, and flats in the desirable areas of Morningside and Leith have been especially popular, and we hope to see continuing demand for homes in the city this year.

“For buyers starting out on their property journey, Leith and the surrounding neighbourhoods, and Dunfermline both offer great opportunities in terms of pricing and the volumes of available properties.

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

Key points

**£288,993**  
average selling price  
The average property selling price rose 4.8% year-on-year to £288,993.

**108.9%**  
average percentage of Home Report valuation achieved  
On average, buyers paid 108.9% of Home Report valuation, up 3.6 percentage points.

**13 days**  
median time to sell  
The median selling time for properties was 13 days, one day slower than in 2021.





## The do's and don'ts when viewing a property to buy

David Marshall, Operations Director at Warners Solicitors, gives his top tips on the etiquette for viewing a property.

**T**here is so much competition for properties in Edinburgh and the Lothians just now that, if you're trying to buy, the chances are that you will have to view several properties before you are able to secure your new home. Here are some top tips for buyers to help make sure you get the most out of the viewings.

### Make a list of what matters to you

Before going to view any properties make a list of the things that you want it to have. Be strict about splitting the list into the things that are essential and those that are desirable, then take the list along with you to viewings and use it as a checklist as you go around the property.

### Read the Home Report before viewing

All existing dwellings in Scotland will be marketed with a Home Report. The report should include information on the condition, value, energy efficiency and charges associated with the property. You can download a copy of the Home Report for properties on ESPC, or ask the selling agent to email you a copy while you're arranging the viewing. This will help you to be as informed as possible ahead of viewings, and to avoid wasting time on viewing properties

that have issues that you may not be willing to take on.

### Check out the neighbourhood

Almost as important as the property you're buying is the area you're moving into. Take a walk around to get a feel for what the area is like and make sure that it has the amenities that you need.

### Go more than once

If you see a property that you like, don't be afraid to go back for a second viewing. Ideally, go back at a different time so you know what the area is like at night as well as during the day.

### Be nice!

It's human nature that we become attached to the property that we live in. Ideally most of us would probably like to sell it to someone friendly who we think will look after the home we've lived in for years. It never hurts to make a good impression on the homeowner when they're showing you around their home. If they are faced with two similar offers, it could just sway things in your favour!



**Discover Torwood in Murrayfield - a magnificent mix of restored and reimagined Victorian houses and cool, contemporary luxury apartments.**

There are 23 two and three bedroom apartments spread over two new pavilions. Whether you're looking to downsize from a large house, upscale from a city centre flat, or just find extra space to work from home, Torwood has an apartment to suit.

**Prices from £720,000**

To arrange your private viewing call Behnam Afshar on 07967 322 025 or email [behnama@amanewtown.co.uk](mailto:behnama@amanewtown.co.uk)

[www.amahomes.co.uk/torwood-house](http://www.amahomes.co.uk/torwood-house)



When Quality Matters



# Everything you need to do to get ready to remortgage

Paul DeMarco, an ESPC Mortgages independent mortgage adviser, gives insight into what homeowners should consider when remortgaging a property.

If your current deal is about to end and you want to see if you can save money by switching mortgage lenders then remortgaging can be a great option. A remortgage is when a homeowner moves their mortgage to a new lender or switches to a different deal offered by their current lender. This is also commonly known as a product transfer with the existing lender.

Deciding what type of mortgage is most suitable for you often means reanalysing your options. Most lenders are happy to offer existing clients a new competitive rate at the end of a fixed rate period as they are usually keen to retain the client's business. However, it may suit some borrowers to revert to a standard rate with no tie-ins, for instance, if you are thinking of moving home shortly or perhaps aren't sure of your shorter-term plans. Sticking with the variable rate allows for a greater degree of flexibility as there are often no early repayments charges involved if you switch lender or pay off your mortgage in full - but it's worth noting some lenders may charge a small mortgage exit fee.

How should property owners begin the remortgaging process? Firstly, your new mortgage provider will need to know how much your property is worth by carrying out a valuation. Next, you will need to look at your last mortgage statement and work out how much you have left to pay on your current mortgage. You may have to pay an early repayment charge if you leave

your current mortgage so check your paperwork and contact your ESPC mortgage adviser if you are unsure. However, remortgaging is usually done just prior to a client's fixed rate coming to the end of the fixed rate deal.

If you are remortgaging your property without moving home then you should consider what alternative deals are available to you. You should always check with your existing lender as to what they can offer you. This will give you a starting point in order to make comparisons against. When you know what deal is available to you, speak to your ESPC mortgage adviser to see if we can help you find a better solution tailored to your needs. The ESPC mortgage brokers can also look to see what your existing lender can offer you by establishing a few simple facts about your existing mortgage.

Aim to spend as much time choosing a remortgage loan as you did when you first took out your mortgage, and always factor in additional fees and charges.

## Get mortgage advice today

ESPC Mortgages is a team of independent mortgage advisers based in Edinburgh. With many years of experience, they are well-placed to help you purchase your first property. Get in touch with the team on 0131 253 2920 or [fsenquiries@espc.com](mailto:fsenquiries@espc.com).

The information contained in this article is provided in good faith and is relevant for six months. 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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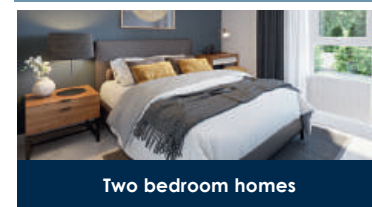


**CAMMO MEADOWS**  
DAVID WILSON HOMES

## AFFORDABLE HOMES AVAILABLE IN EDINBURGH

A number of properties at Cammo Meadows are 'Golden Share' homes meaning that the for sale price is capped at an affordable level – you will own 100% of the property but the price is capped at 80% of the market value on the first sale and all subsequent re-sales.

Maybury Road, Edinburgh EH4 8DY



Two bedroom homes



A range of apartments and houses



Prices from £195,200

See the Difference at [dwh.co.uk](http://dwh.co.uk)  
or call **0333 355 8461**



**DAVID WILSON HOMES**  
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# WELLCONNECTED

No1 GORGIE ROAD APARTMENTS DUPLEXES TOWNHOUSES LODGES FROM £305,000



Springwell is a development of 48 houses and apartments, just 10 minutes' walk from Haymarket Station. With great local amenities, it combines all the convenience of city centre living with easy access to the surrounding countryside by car or bike.

Only 14 homes remain, so call Behnam Afshar on **07967 322025** to arrange a viewing or email [behnama@amanewtown.co.uk](mailto:behnama@amanewtown.co.uk)

  
**SPRINGWELL**  
[www.amahomes.co.uk/springwell-house](http://www.amahomes.co.uk/springwell-house)



When Quality Matters

## Period *charm*

A stunning two-bed flat in a traditional Georgian building in the Capital.







13 (GF), Liberton Brae, Edinburgh, EH16 6AQ

2 bed | 1 bath | 2 lounge

Offers over £310,000

Selling solicitor: Sturrock Armstrong & Thomson, call 0131 253 2726

“

Liberton Brae has a village atmosphere hard to replicate in other parts of the city.

”

This traditional Georgian building oozes character and distinction and is beautifully decorated throughout with high ceilings, hardwood floors and wonderful original cornicing. The flat is reached by a shared mosaic-tile vestibule. As you walk into the property, there is a hallway with a large storage cupboard, a living room with period features and a lovely bay window, a bright main bedroom, a smaller bedroom, a modern bathroom with a shower over the bath, a large dining room and a kitchen with a range of modern appliances including a dishwasher and washing machine. Central heating and double-glazed windows mean the buyer will have comfortable living all year round.

village atmosphere hard to replicate in other parts of the city. The nearby Braid Hills offer panoramic views of Edinburgh from the bridle path which circles the spectacular golf course. The property is conveniently located near to the Hermitage of Braid, named after Hermitage House – a remarkable piece of 18th century architecture. Further local outdoor pursuits can be accessed via the gorgeous Burdiehouse Burn or the open spaces of Liberton Public Park.

Liberton offers reputable state schools at primary and secondary level and is ideally located for Edinburgh University's Kings Buildings.

The property also benefits from an enclosed rear garden and patio which offers a south-west facing aspect to enjoy the very best of the long summer days, and private off-street parking ensures convenient and secure access. There is external storage in the form of a shed.

Its extraordinary interiors make this a highly appealing property and it is ideally situated in Liberton Brae, just three miles away from the heart of Edinburgh. The suburb has a



# Embrace East Lothian living

With sought-after sea views, East Lothian offers an exceptional quality of life with a range of outdoor activities, substantial local facilities and an easy commute into Edinburgh.



salmon, while Loch Kin at Markle Fisheries holds rudd, carp, tench and trout.

### Family-friendly activities

The towns in East Lothian offer a wide range of family-friendly activities. Dunbar is home to Scotland's first wake park, Foxlake, which as well as wakeboarding, offers Ringo rides, a zip line obstacle course over water and Segway tours. Dunbar is also home to East Links Family Park, which features animal enclosures, train rides, go-karts, bouncy castle and trampolines, making it perfect for a family day out.

Archerfield Walled Garden is another great place for family activities, with a range of amazing trails, including a Willow Walk and a magical Fairy Trail. Plus, the National Museum of Flight in East Fortune offers a host of aviation-themed activities for the whole family.

### Good schools

East Lothian is home to a number of well-regarded state schools and Loretto, a private school, is also located in Musselburgh, as well as Compass School in Haddington. There are many private schools in Edinburgh, which are easily accessible from many East Lothian towns.

East Lothian hugs the coastline of the Firth of Forth for 40 miles or so, before stretching gently inland. Its main towns are North Berwick, Musselburgh, Haddington and Dunbar but there are also friendly villages such as Longniddry, East Linton, and Gullane making this district one of the most desirable places in Scotland to own a property.

You can also drive to Edinburgh with ease from East Lothian, but if you don't want to take the car, Musselburgh, Wallyford, Prestonpans, Longniddry, Drem, North Berwick and Dunbar all have their own train stations.

### Experience the great outdoors

From Longniddry and Aberlady to North Berwick and Dunbar, many of East Lothian's towns and villages are perched on its beautiful coastline, which means there is a range of watersports activities on offer. Whether you are a keen surfer, into open water swimming or enjoy a bit of paddle-boarding, you will be able to find an activity and area to suit you.

Golf is popular in East Lothian, and golfers rave about the quality links courses in Gullane and North Berwick. Muirfield is known for hosting The Open Championship.

East Lothian is also a great base for keen cyclists, with lots of main cycle routes. National Route 76 connects Haddington and Musselburgh with Edinburgh, and on past Dalmeny towards Stirling.

National Route 196 is a leafy, mostly traffic-free route along railway paths and quiet roads. It connects Haddington to Penicuik, and links to National Route 1 south of Edinburgh.

Whether you prefer freshwater or sea fishing, you are spoilt for choice in East Lothian. Whiteadder Reservoir offers good trout and



Dunbar





North Berwick

**Choice of properties**

With a fantastic selection of homes, highly-regarded schools and good transport links, the towns and villages of East Lothian attract many different types of property buyers, from young families to those entering retirement.

East Lothian is ideal if you're looking for a classic or traditional home full of history. The area is also popular with house hunters looking for high-end homes, with there being numerous properties valued for over £500,000.

The strong demand for homes in the area is illustrated by the latest market statistics. In the past two years, the East Lothian housing market has seen demand outstrip supply but in the first three quarters of 2022 we have seen signs this is beginning to change. New properties listed for sale rose 12.5% in May-July 2022.

Following the trend seen in the first two quarters of this year, East Lothian continued to be an extremely popular location for buyers, with many paying over Home Report valuation.

East Lothian buyers paid significantly over Home Report value across the board in the third quarter of 2022, with properties attaining 109.9% of their valuations on average – 3.3 percentage points higher than the previous quarter.

Rob McGregor, Associate Director of Property Sales at Gilson Gray, said: “East Lothian has been a victim of its own success with demand outstripping supply across all sectors but in particular villages along The Golf Coast.

“We have seen the demographic change with buyers coming from across the UK and abroad who have very healthy budgets and are paying huge premiums – in some cases at least 40% over the home report valuation figure.”

**Best areas to live**

Dunbar, which offers great options for first-time buyers and young families, continues to be a hotspot for buyers. The coastal town is popular with commuters to Edinburgh, who find it an affordable alternative to living in the Capital – Dunbar train station provides easy access to the city centre.

The historic harbour town of Musselburgh continues to be a popular place for first-time buyers as more people recognise its potential and excellent amenities. One-bedroom flats in the area were the most affordable property type in April-June this year, coming in at £132,435. The town offers a wide variety of homes and amenities, plus walks at Musselburgh Lagoons and Newhailes Estate.

East Linton might be easy to miss if you didn't know where to find it, but it's definitely worth considering if you are moving to East Lothian as it is just off the A1 so is easy to commute to and from Edinburgh. It is a small village with a countryside feel with lots of local cafes and independent businesses. It is slightly set back from the coast but Tynninghame Beach is nearby, as well as lots of countryside walks.

North Berwick, a scenic seaside town that looks out on to the Forth of Firth, is a particularly popular location for house hunters in East Lothian. It became a fashionable holiday resort in the 19th century because of its two sandy bays, the East (or Milsey) Bay and the West Bay, and continues to attract holiday makers to this day. There is a direct train from North Berwick train station to Edinburgh Waverley which can



Musselburgh

take between 22 minutes to half an hour. The trains also typically stop in Drem, Longniddry, Prestonpans, Wallyford, and Musselburgh.

Haddington is the main hub of East Lothian and lies less than twenty miles from Edinburgh. The town is home to a wide variety of housing. There are lots of family houses which are reasonably priced, as well as occasional high-end homes with a value of over £500,000. While less common, you'll also find flats for sale from time to time as well. Haddington also has many local amenities, such as a large supermarket, local restaurants and cafes.



Haddington

# How to understand a Home Report

Ever wondered what a Home Report really looks like, and what all of the details mean when buying or selling a home? Our guide tells you how to use one to help you decide whether to put in an offer and how much for.

If you are buying or selling a home in Scotland it is a legal requirement for the seller to organise a Home Report (with a few exceptions) but how does this work? Home Reports consist of a Single Survey, Energy Report, and a Property Questionnaire.

## Energy Performance Certificate (EPC)

All properties must have an Energy Performance Certificate before the property can be advertised. If you have a Home Report you will find a copy of the EPC within the Energy Report section of the document. An EPC is valid for 10 years. It gives an indication about how much energy the property will use and an indication of costs, as well as improvements that could be made to help be more energy efficient and save costs. This is obviously very important in the current climate.

## Property Questionnaire

The seller completes the Property Questionnaire, supplying information that only they are likely to know, including parking arrangements, council tax bands and the factoring costs (if applicable). It must be completed honestly, with the hope that this will result in less sales falling through due to unforeseen issues arising during conveyancing.



The current Council Tax Band of any property can be found on the Scottish Assessors Association website and the seller's solicitors will obtain information from the factors during the course of the sale which will be provided to your solicitors. If this does not confirm the level of the factoring charges then your solicitors can ask the seller's solicitors to obtain this information from the factors.

## What should sellers consider when choosing a surveyor for a Home Report?

Lenders can refuse to accept Home Reports if the surveyor is not on a lenders panel. Reports by professional surveyors are trusted and accepted nationally by lenders which, in turn, can accelerate the sale of a property.

## Single survey

Only surveyors registered with or authorised to practise by the Royal Institution of Chartered Surveyors can produce Single Surveys. It details the property's condition, accessibility, and current market value.

For simplicity, aspects of the property's condition are put into one of three categories:

### Category 1:

No immediate action or repair needed.

**Category 2:** There are repairs or replacement requiring future attention, but estimates are still advised.

**Category 3:** Urgent repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs are needed now.

Mainstream firms have strong relationships with solicitors and estate agents meaning sellers can be confident about experience, reliability and reputation. When it comes to Home Reports you get what you pay for.

The valuation should be supported by the most up to date sales evidence. This will give comfort to a buyer who knows they can rely on the information provided.

## What happens next?

On ESPC you can download the Home Report for any property directly on the property page, a feature which is not available on most other property websites.



Now that you know exactly what a Home Report is and how to use it effectively, it's time to start searching for your dream home on ESPC!



# Make an *entrance*

Changing your front door is a simple way of adding colour to your home and a project that can be accomplished in a few hours.

One of the key elements of a high-end home is a striking doorway. Your exterior creates an impression before a person even walks through your front door and plays a critical role in the overall look and feel

of your whole home. Painting your front door is one of the speediest ways to boost a property's external appeal. Here are a few on-trend ideas to inspire and excite you into painting your front door this summer.

## Make the point of entry pop

Your front door is the perfect opportunity to do something different and make a statement by adding a pop of colour to your home. While some people may find bright colours slightly daunting, your front door is the perfect opportunity to experiment as it is a feature that can be changed as often as you like.

Make a statement with a bright and vibrant yellow shade. This is the perfect sunny colour that will attract attention and put a smile on your face every time you enter your home. Keep the rest of the entryway simple with white or light woods and splash out on a striking door handle.

Don't forget about décor! Planters, a big quality doormat and luxury lighting overhead are all ways of making the outside of your home look appealing.



## Take inspiration from nature

When choosing your front door colour why not head outside and get inspired by the foliage around your home to create a front door that is harmonious with your landscape?

Shades of green in varying tones from rich forest greens to fern hues or soft sages will make the door stand out. Colourtrend's Curragh Green is a popular nature hue, inspired by the extended flat open plains of the Curragh of Kildare in Ireland.

If you want something more understated, peaceful shades of blue are perfect for both contemporary and period properties and pastel shades will help your door get noticed without looking too bold.



## Consider the type of property

In the same way you would match paint colours of fabric and furniture, consider the architectural elements of your exterior too. Whether your house is made out of red sandstone, limestone or granite, there is a front door colour that will complement it. Softer colours like light pink combine well with white masonry. If you have an older property, deep reds and rich greens and blues go well with period features.

## Pay attention to small details

Don't forget the doorframe! Think carefully about the surrounding hue and finish that will

elevate your chosen statement colour. For maximum effect, take the colour of your front door all the way out to the trims and beyond. If you have windows surrounding your doors, extending the colour to them can tie the look together.

Another idea is a glossy finish which makes a front door look like it has been freshly painted but it is also a hardwearing treatment. Gloss works particularly well with red, blue, green and black. A semi-gloss satin finish looks great in all colours and hides a multitude of sins if your door isn't as perfect as it was when it was brand new.



### Understated elegance

Keep it classic to maximize the value of your home. Painting the front door might seem like an easy DIY task, but it's vital if you're looking to sell your home as the exterior can shape a buyer's first impression.

A black front door will pair well with almost all home exterior colour shades and add extra contrast, especially against a white or light-coloured doorframe. You can also add depth to your home by matching your black door with a variety of siding shades such as tan, red, blue and green.

Greys are still a popular and contemporary choice of colour for any part of your home and your front door is no exception. You can't go wrong with grey, with a never-ending choice from dark to light and a variety of undertones there is sure to be a grey to suit you and your home.

Dervla Farrell, Colourtrend's Online Colour Expert, said: "A carefully selected front door

colour will draw the eye of any onlookers and have you receiving compliments all year round.

"When it comes to trending front door colours, people are being inspired by the foliage around their homes to ensure their front door look is harmonious with their landscape.

"Humans have an innate attraction to nature, and this year people are being inspired by colours such as sage and leafy greens as well as sky blues, which can help create a grounded and calm entrance that will sit perfectly in your home's landscape.

"However, nothing quite says summer like the shade yellow, and your front door is the perfect place to make a statement by adding a pop of colour for a vibrant, stand-out look."

A home's exterior colour scheme is an important decision to make, it's the first thing that people notice when they visit your home. Updating your front door can completely alter how a space feels and create a lasting impression.

“

A carefully selected front door colour will draw the eye of any onlookers and have you receiving compliments all year round.

”





# Coastal Retreat

Like being beside the seaside? With patterns that bring the seashore to your table, these coastal-inspired designs echo ocean waves, and vintage striped deckchair covers. Summer is here and we're as excited about it as you are.



Beach stripe garden cushion, £18



Shell wood serving bowl, £55



Scalloped stoneware plate, £3.50



Shell serving bowl, £8



Jute look outdoor pouffe £85



Beach stripe deckchair, £11





Scalloped mango wood bowl £30



Sea shell garden cushion £15



Floral shell side plate £4



Woven picnic rug £25

All products available from John Lewis & Partners or at [johnlewis.com](http://johnlewis.com)



Inspired by the sunny isles near Cornwall, Coastal Retreat is the perfect indoor-outdoor look to turn any garden into a summer destination.



# Picture-perfect *cottage*

Looking for ideas on how to enhance your small space? Ciara McCartney did just that when she bought a one-bedroom cottage in Fort William which then impressed the judges on Scotland's Home of the Year.

**W**hen Ciara McCartney started looking for her first house in 2020 with her partner Arran MacPhee, she struggled to find what she wanted because house prices had inflated due to Covid. She originally wanted somewhere that could be a family home but when she heard a family friend was selling his one-bedroom cottage in Fort William she grabbed the opportunity.

"A family friend was going to sell the house so we did it all privately," Ciara explains. "He bought it two years prior to that. I initially found out he was going to rent it and I couldn't afford the private rent at the time but thought it would be a good investment.

"It was our 10-year anniversary when we bought it and we moved in four weeks later after renovating almost all of it except the kitchen. When we went to view the house we didn't know what to expect but we immediately fell in love with it. It feels like a wee safe haven and you can't help but be happy in it."



The cottage, which dates from around 1800, is small but distinctive and has been renovated to include quirky space-saving designs and bold colour schemes from room to room. The couple wanted a property that needed no structural work.

Ciara and Arran drew up ambitious plans to decorate and revamp the cottage, with the goal of moving into the furnished house in time for Christmas – only three weeks after the sale went through.

"We'd always wanted to put our own stamp on something," Ciara says. "We said we would love to have a second property one day that we would rent out but we decided to live in the cottage now and buy another home later.

"We've done everything that we want to since moving in. The previous owner put in a nice kitchen but it wasn't our taste so we ripped it out.

"We put in a walk-in shower and tiled wetroom in the bathroom. The other two rooms were just paint, floor and furniture. We knew that we wanted it to be colourful and fun so we bought everything in that style."





### A pop of colour

The couple's use of colour is shown throughout the home, all in calming pastels and monochromatic colours in order to create a peaceful atmosphere, and humorous slogan art prints hang on the wall. The front door has been painted a lovely shade of lilac, with matching guttering and drainpipes.

With a smaller living room, the temptation might have been to plump for white or lighter shades, but the couple have gone for a dark blue with a mustard sofa adding a pop of colour, while a mirror positioned above the fireplace reflects natural light streaming in from the dual aspect windows to make the room feel bigger.

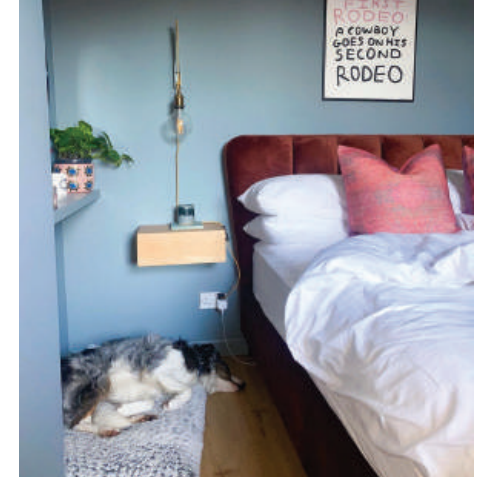
### Highs and lows of renovating

When asked if she has any regrets from the renovation process, Ciara says: "We learned that it was not necessary to spend money on a lot of things. One thing we would have done is underfloor heating in the bathroom."

The pair are planning to move to a bigger property as they have a baby on the way and feel more confident about renovating the second time round.

"We have lots of helpful people locally so we were lucky, Ciara says. "If you buy local you know people who can help you do things. Arran was the second-hand man to the plumber and joiner. With our new house it is easier because we have seen a lot of it get done before."

The cottage was one of this year's finalists on Scotland's Home of the Year in April, with judges lifestyle blogger Kate Spiers, architect Michael Angus and interior designer Anna Campbell-Jones saying it's 'like a child's drawing of a perfect imaginary home'. They also admired the shelving in the kitchen which is made from old scaffolding, the pink tiles in the shower and black-and-white hexagon mosaic floor design in the bathroom.



Ciara said the Home of the Year experience was 'very quick', adding: "They only spent two days filming – just four hours the first day and a full day the second day. We've had a good reaction to it, everyone has been so nice online and in Fort William. I was really impressed with how they captured the house."

What was it like having to tidy your home for the BBC to film there? "Everyone asks that," Ciara says, laughing. "We're very tidy anyway but I don't know if it will ever be that clean again."

### Compact living

The home has quirky space-saving designs such as floating bedside tables and shelves freeing up floor space, as well as the TV on the wall in the living room being on a bracket so it can be pushed out of the way when the couple aren't watching it. The cottage has a cupboard in the hall and a loft and the couple also added another cupboard with bi-folding doors and lots of shelves where they keep their microwave, Hoover, dog food and dry ingredients.

Ciara explains: "The house is so tiny so it forces us to live with a lot less and we can't have clutter lying around. We're now having a baby so we have outgrown that way of living. We have a loft and a shed so stuff lives in there."

Ciara says first-time buyers should be open to the possibility of change. "I am quite envious of people in cities as they are spoilt for choice with a range of properties," the 27-year-old said. "We reshifted what our long-term plan was and decided to live in a one-bedroom house and see how it goes."

"Fort William isn't that big. For a family home we wanted something a bit more rural. This is so close to the high street and everything a tourist would want. We were both looking forward to living closer to town. We are spoilt with coffee shops on our doorstep. The possibilities are endless."



You can follow Ciara's interiors journey over on Instagram @tinyweehoes

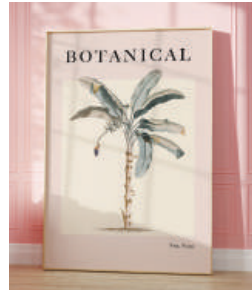




Palm leaf pendant light, £85, [cultfurniture.com](http://cultfurniture.com)

# Botanical haven

Bring nature into your home this summer with botanical-inspired interiors.



Botanical wall poster print, £35, [gracedigitalartco.com](http://gracedigitalartco.com)



'The Big Chill' Snug sofa, from £937, [snugsofa.com](http://snugsofa.com)



Clarissa Hulse Filix cushion cover, £16, [folksy.com](http://folksy.com)



Lavender and sage botanical hand care, £29.99, [st-eval.com](http://st-eval.com)



Melamine leaf design dinner set, from £29.99, [procook.co.uk](http://procook.co.uk)



A selection of Leaf Envy plants and pots, [leafenvy.co.uk](http://leafenvy.co.uk)

## My 9-to-5

The owner of Fife-based kombucha company Bad Gal Boocho, Heather Blair, shares her daily life and career path.

### Where do you call home?

I live in the East Neuk area of Fife. I moved there to give my dogs a better quality of life as there are beaches and lovely areas to walk.

### My day starts with...

The dog wakes me up for breakfast at 6am.

### A typical working day usually involves...

Making tea, bottling it up, labelling and sorting it out for packing unless something goes wrong. Sometimes we get a big order in but we have to wait a few weeks for the kombucha to ferment.

### I got my job...

I just fell into kombucha making in 2019. I was doing a nursing degree and it's difficult to hold down a part-time job when you are on placement. I didn't realise that when you set up a business you don't make money at first. The business grew in lockdown as people were wanting to shop local. I took a year out of my nursing degree after Covid as it was hard to juggle that and the business but I am going to finish my degree off this year.

### The best part of my job is...

All the people I've got to meet in the past couple of years - I know lots of people now and met friends and other business owners through it. East Neuk has a supportive business community. We had a rough patch recently and people were fantastic. There's not much competition within food businesses. It's good



**Heather Blair**  
Owner of kombucha company  
Bad Gal Boocho

from a knowledge standpoint as well – other business owners can give me tips.

I love the flexibility of my job. I was terrified at the beginning and didn't want to let people down. I got some Covid business grants which helped me start.

### My most memorable career moment is...

Lockdown was terrifying as orders got cancelled but the support from the East Neuk community was great and the business grew a lot during that time.

### After work I...

I started a wee community garden where we grow vegetables and flowers. We've neglected it for the past month but everything is now ready to harvest.

Places that I love to go in my spare time include The Cellar in Anstruther in Fife, which is a Michelin Star restaurant, and The Fix – a wee café that people travel from all over to go to.

If I wasn't making kombucha, I'd have been...

I'd have completed my nursing degree and would probably be working in a hospital.

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

I was told after I started my business to have savings. It's the soundest piece of advice you

can get. You should have a safety net when starting out because running a business takes time.

You can find out more about Bad Gal Boocho by visiting [badgalboocho.co.uk](http://badgalboocho.co.uk) or following @badgalboocho on Instagram.





# Enjoy your garden

for longer this autumn, with Dobbies

As summer draws to a close, people are looking for ways to extend their time outdoors and make the most of their gardens while they can.

According to Dobbies, autumn is the perfect time to refresh your outdoor space, regardless of size, and take advantage of the cooler temperatures that the season brings.

Dobbies' Horticultural Director, Marcus Eyles says that contrary to what some might think, autumn is not a season of shut down. There are plenty of things to be getting on with that will extend the colour in your garden from late summer into early autumn, and then as we get into late autumn, there are ways that we can prepare our gardens for winter.

Here are Marcus's top tips on how to get the most out of your garden this autumn and enjoy it for longer.



## Autumn the new gardening season

Contrary to popular belief, Marcus says we shouldn't cut back all flowers and plants in autumn. Summer bedding plants are fine to leave in and just deadhead, and they should continue to flower until the first frost. Marcus advises roses can also continue to flower well into autumn so continue to remove as soon as they go over to encourage more. In terms of what should be pruned, Marcus says that late summer flowering shrubs should be cut back immediately once they finish flowering to ensure they bloom well next year.

Grasses and hydrangeas should be enjoyed in autumn and will last well into winter when they become decorated with dew and frost, so Marcus recommends avoiding cutting these back. Leaving your borders with foliage and flower stems will also encourage wildlife to thrive and give them a space to shelter during the colder months.

As we get into late autumn, Marcus recommends putting plants into covered protection to continue growth. Herbs can be placed into a grow house, cold frame or windowsill so you have fresh home-grown leaves over the winter. Microgreens and salad leaves can be grown indoors with supplementary light to make sure you have fast growing, healthy crops throughout the year.

## Seasonal refresh and planting

Marcus says that early autumn is the perfect time to refresh your garden with colourful blooms. Bring some of the season's signature warm colours, such as ochre and orange, to your outdoor space by using chrysanthemums, crocosmia and rudbeckia. Even add some purple, pink and white to really catch the eye with seasonal plants like echinacea, anemone and hebe.

Redecorate your garden by refreshing containers and hanging baskets with seasonal plants such as pansies, violas and wallflowers that will last through winter and brighten up your garden through the cold months.

From mid-August, it's time to start planting spring flowering bulbs such as snowdrops, crocuses, daffodils and tulips for a colourful display that will start to bloom as early as next February.

The autumn flowering Saffron Crocus is a fantastic choice for those looking to add colour to their garden and should be planted with Dobbies' Peat Free No 3 Mature Plant Compost, which recently won RHS Chelsea Sustainable Product of the Year. As these plants are typically grown in woodland areas, Marcus advises these can be planted either in pots or in beds beside shrubs and trees. If you are planting in pots, make sure you reposition these near your doorway in late autumn so you can appreciate their fresh cheerful flowers.

**Lawncare**

If you like an ornamental lawn, Marcus advises that you should begin to remove moss and dead grass with a wire rake or electric scarifier in autumn and use an aerator to take out old soil and allow better movement of air and water.

Once you've done this, Marcus recommends using a peat-free lawn dressing to refresh the soil and help fix any dips and troughs. Finally, sow some fresh grass seed.

For a more wildlife-friendly lawn with meadow-like grass, Marcus says you should hold off as long as possible in terms of mowing and start to cut in early autumn, once you're sure the flower seeds have dropped.

In late autumn, when leaves begin to fall, make sure you remove them from your lawn as soon as possible, as they will block air and sunlight, two essential things that grass needs to survive.

Marcus recommends applying an autumn lawn feed to strengthen grass and roots for winter. Autumn sown grass seed will germinate ahead of winter and help fill in any sparse areas ahead of the first frost.

For more gardening advice and inspiration visit [dobbies.com](http://dobbies.com).



**Marcus' autumn gardening toolkit:**

- Dobbies' Peat Free Compost from £3.99
- Composter, HotBin Mini Compost Bin 100L £199.99
- Wire rake, Stainless Steel Long Handled Lawn/ Leaf Rake £34.99
- Electric scarifier, Webb 36cm Scarifier £159.99
- Good quality gardening gloves, Gold Leaf Soft Touch Gloves £24.99
- Secateurs, RHS Pro Bypass Secateur Burgon & Ball £34.99

# What are the legal requirements for rental properties?

ESPC Head of Lettings Nicky Lloyd shares advice for landlords on legislation, property tax payable on buy-to-let purchases and property maintenance.

**Landlord registration**

In Scotland it's a criminal offence to rent your property without registering as a landlord, and failure to do so could result in fines of up to £50,000. You can apply for landlord registration at the [Scottish Landlord Register website](http://Scottish Landlord Register website) or with the local council.

**Energy Performance Certificate (EPC)**

All properties must have an EPC. If you have a Home Report dated within the last 10 years you will find a copy of the EPC within this report. All privately rented properties will be required to meet a minimum standard rating of C by 2028.

**Gas and electrical safety certificates**

All rental properties must have checks carried out to ensure they are safe for tenants. These include Gas Certificate (all gas appliances must be checked annually), a Portable Appliance Test and Electrical Installation Condition Report (EICR) which means wiring and sockets must be checked on a regular basis, usually every three to five years.

**Smoke alarms**

Rental properties should have a smoke alarm in the room which is frequently used by the occupants for general daytime living purposes, a heat alarm in every kitchen and a smoke alarm in every circulation space on each floor, such as hallways and landings. The alarms should all be ceiling mounted and should be interlinked.

**Legionella risk assessment**

All rented properties in Scotland legally must have a risk assessment for legionella carried

out which should identify any areas where legionella bacteria could grow and if treatment is required.

**Tenancy deposit scheme**

All deposits paid by tenants must be placed in one of three Scottish Tenancy Deposit Schemes (TDS): Safe Deposit Scotland, My Deposits Scotland, or Letting Protection Service.

**Insurance**

As a landlord you are responsible for the building insurance for your property. You may choose to arrange insurance for any contents you may have in the property, but anything belonging to your tenant is their responsibility to insure.

**Tax**

Land and Buildings Transaction Tax (LBTT) applies to property transactions in Scotland. It is usually the solicitor who is acting on the buyer's behalf who will complete the return and facilitate the payment. The amount of LBTT payable depends on the price of the property.

Landlords also must pay Additional Dwelling Supplement (ADS), which is a tax on the purchase of an additional residential properties (such as buy-to-let and second homes) of £40,000 or more. The current rate is charged at 4% of the total purchase price.

**Property maintenance**

Book regular inspections of the property to make sure everything is in great condition.

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](mailto:landlord@espc.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?



## 3 LARKFIELD GARDENS, TRINITY, EDINBURGH, EH5 3QA

OFFERS OVER £1,050,000

5  3  2  C 



3 Larkfield Gardens is an immaculately-presented terraced house located in a quiet modern development. The property features a lovely private garden with orangery and summerhouse, together with an integral garage and off-street parking.

### VIEWING INFORMATION

By appointment with MBM on 0131 376 3124





## LINKS HOUSE, 2A SALTCOATS ROAD, GULLANE, EAST LOTHIAN, EH31 2AQ

OFFERS OVER £950,000

5  3  2  C 



Spacious detached house with flexible layout | Convenient location | Quality finishes and excellent presentation | Vestibule | Hall | WC | Sitting room | Living room | Kitchen/dining room | Family room/double bedroom 5 | 4 further double bedrooms | Bathroom | Shower room | Private garden | Garage | GCH | DG

### VIEWING INFORMATION

By appointment telephone Agent 01620 532654

SIMPSON  
& MARWICK

## SCHOOL HOUSE, MINTO, HAWICK, TD9 8SG

OFFERS OVER £895,000

4  3  3  E 



Eclectic and unique in equal measure, The Schoolhouse is a true homage to period accommodation, with a tasteful modern influence and providing endless scope for a worthy buyer. The property is a strikingly beautiful 19th century school, built in Gothic style in 1889 by prominent Scottish architect 'Playfair'. In addition to the remarkable building, the property boasts an enviable backdrop; with generous garden grounds and restorative outlooks over the Teviot Valley and neighbouring countryside.

### VIEWING INFORMATION

Contact Hastings Legal & Property  
01573 922603

HASTINGS



## 12 BOWMONT COURT, KELSO, TD5 8JY

OFFERS OVER £850,000

5  5  4  C 



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

### VIEWING INFORMATION

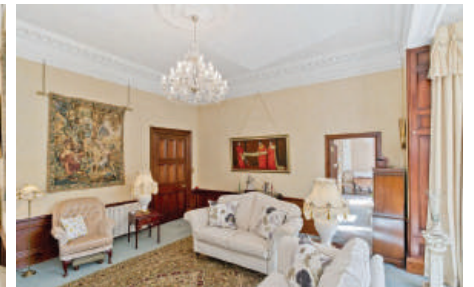
Contact Hastings Legal & Property  
01573 922603



## 13/6 ROTHESAY TERRACE, WEST END, EDINBURGH EH3 7RY

OFFERS OVER £695,000

3  2  2  C 



Forming part of a handsome B-listed building in the exclusive West End, within the historic New Town conservation area, this first-floor flat enjoys three bedrooms, two reception areas, two bathrooms, and a wealth of original features, plus access to Rothesay Terrace Gardens (subject to a fee).

### VIEWING INFORMATION

By app with Gilson Gray 0131 253 2993

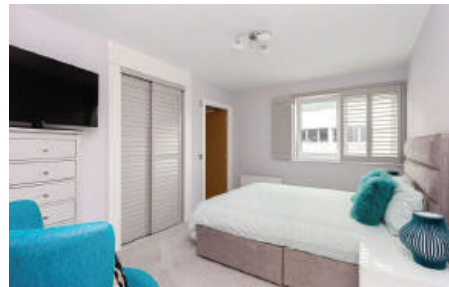




## 9 DEVON GARDENS, WEST END, EDINBURGH, EH12 5HA

OFFERS OVER £690,000

5  3  2  B 



An outstanding terraced contemporary townhouse in one of Edinburgh's most sought-after West End locations, this home offers stylish and desirable family living set over three immaculate floors complete with two private balconies, enclosed patio, and rear sunny garden.

### VIEWING INFORMATION

Viewings by appointment with Coulters on  
0131 603 7333

**COULTERS** ©

## EDENBANK STABLES, KELSO, TD5 7SX

OFFERS OVER £645,000

4  5  4  N/A 



For those who dream of a home in the country and a self-build project – an exceptional development opportunity in a prime countryside position just outside the thriving town of Kelso, Edenbank Stables is a partially completed renovation project – set to entice those buyers with the scope and means to complete a fantastic contemporary home, with further opportunity for conversion in the stables, cottage and adjoining paddock. It's an exciting prospect for a developer or project to create a fantastic forever home.

### VIEWING INFORMATION

Contact Hastings Legal & Property  
01573 922603





## 58A/2, CRAIGMILLAR PARK, NEWINGTON, EDINBURGH, EH16 5PT

OFFERS OVER £615,000



Elegant, well proportioned ground floor flat | Contemporary accommodation with host of period features | Sitting room with bay window | Stylish dining kitchen | Three double bedrooms | Bedroom 4 | Study | Bathroom | Shower room | Private garden, garage and driveway parking | GCH

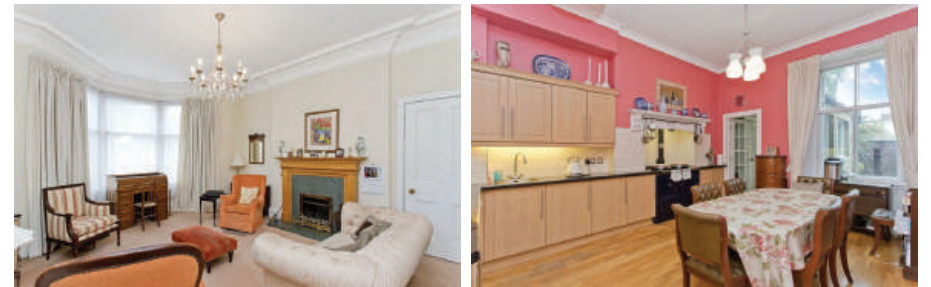
### VIEWING INFORMATION

By appointment tel Agent 0131 581 5711

SIMPSON  
& MARWICK

## 25 MILTON ROAD EAST, JOPPA EH15 2ND

OFFERS OVER £595,000



This deceptively spacious Victorian end-terrace house enjoys five bedrooms, a generous reception room, dining kitchen, scullery, two bathrooms, and period features, plus front and rear gardens, a detached single garage, and a driveway.

### VIEWING INFORMATION

Pls tel VMH for an appt





## 18 GF1, LOMOND ROAD, EDINBURGH, EH5 3JR

OFFERS OVER £575,000



An exceptionally charming Victorian lower garden villa which forms part of a handsome period building, enjoying a fabulous location overlooking Lomond Park in leafy Trinity. Offering generous accommodation with delightful period features, private gardens, driveway and garage.

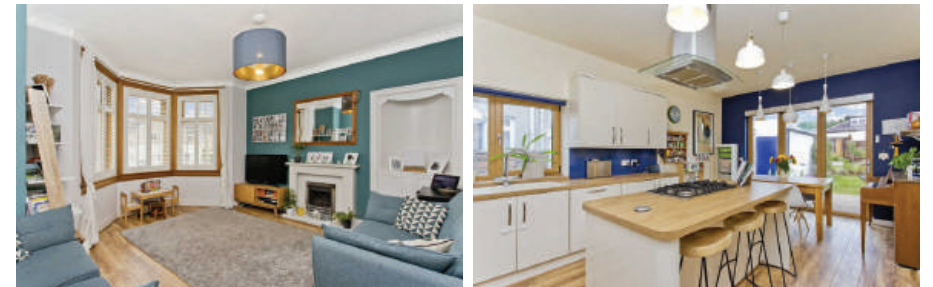
### VIEWING INFORMATION

By appt through Neilsons 0131 253 2858



## 55 MILTON ROAD WEST, EDINBURGH, EH15 1QX

OFFERS OVER £500,000



Nestled between Portobello High School and Duddingston Golf Course, this beautifully-upgraded and stylishly-presented detached bungalow offers its new owners an ideal family home with three bedrooms, garden office, and a garage. It further comes with a floored attic with full planning permission and a building warrant in place to extend.

### VIEWING INFORMATION

By app tel agents on 0131 253 2236





## 18 BRAEHEAD LOAN, EDINBURGH, EH4 6BL

OFFERS OVER £490,000

3  1  3  D 



A charming, three-bedroom, detached house situated in the highly sought-after Cramond district in Edinburgh, close to excellent schools, shops and Cramond beach. This property is located in a lovely peaceful cul-de-sac and has been freshly decorated throughout, with very generous living space but could also be reconfigured or extended.

### VIEWING INFORMATION

By appt please call 0131 253 2885.



## 15/4 ROTHESAY PLACE, WEST END, EDINBURGH, EH3 7SQ

OFFERS OVER £425,000

2  1  2  D 



Extremely stylish 3rd floor flat | Prestigious West End location | Upgraded, renovated and tastefully decorated throughout | Stylish sitting room | Spacious kitchen/dining room | 2 double bedrooms | Contemporary shower room | Access to residents' gardens | Permit parking | GCH

### VIEWING INFORMATION

By appt tel Agent 0131 581 5711

SIMPSON  
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## 17 MAYVILLE GARDENS EAST, TRINITY, EDINBURGH, EH5 3DW

OFFERS OVER £399,000



Superb main door double upper flat | Well-presented, spacious family accommodation | Bright sitting room/dining room | Contemporary kitchen | Principal bedroom with en-suite shower room | Three further double bedrooms | Bathroom | Lovely private rear garden | GCH and DG

### VIEWING INFORMATION

By appointment tel Agent 0131 581 5711

SIMPSON  
& MARWICK

## 8 SPYLAW PARK, KELSO, TD5 8DS

OFFERS OVER £390,000



In a rarely available cul-de-sac position, this superior bungalow benefits a generous and private plot with pleasant views over the town below, well-considered upgrades and a successful annexe style extension making 8 Spylaw Park an ideal home for any modern, growing family with future proof accommodation and an adaptable layout.

### VIEWING INFORMATION

Contact Hastings Legal & Property  
01573 922603

HASTINGS



## 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 Stirches and town beyond, and a fantastic private landscaped garden to both the front and rear with a charming garden frontage enclosed with hedging and sheltering trees, and an extensive private driveway with access to the garage. Brimming with retained period elements.

### VIEWING INFORMATION

Contact Hastings Legal & Property  
01573 922603



## BENGERBURN OLD FARM, YARROW, SELKIRK, TD7 5LD

OFFERS OVER £350,000

3  2  1  D 



Immersed in the beauty of the Valleys, a charming semi-detached property in excellent condition – with uninterrupted outlooks and rolling countryside views of the beautiful Yarrow Valley, Bengerburn Farm is the ideal spot for those in search of an enviable work-life balance – with the area benefitting a scenic and peaceful semi-rural position, the area is well connected; equidistant to the popular towns of Peebles and Galashiels which host an excellent range of amenities and transport links, the perfect country getaway not too far from civilisation.

### VIEWING INFORMATION

Contact Hastings Legal & Property 01573 922603





## 41/2 GARDNER'S CRESCENT, WEST END, EDINBURGH, EH3 8DG

OFFERS OVER £280,000



Exclusive gated development | Desirable central location | Large west-facing terrace | Open plan sitting room / kitchen | Double bedroom with built-in storage | 'Jack & Jill' bathroom with separate shower | Secure underground allocated parking space | GCH and DG

### VIEWING INFORMATION

Sun 2-4 or appt tel Agent 0131 581 5711

SIMPSON  
& MARWICK

## 7/3 GENTLE'S ENTRY, EDINBURGH, EH8 8PD

OFFERS OVER £260,000



Bright, well proportioned first floor apartment | Superb location close to Arthur's Seat and City Centre | Secure allocated parking space | Sitting/dining room | Kitchen | Principal bedroom | En-suite shower room | Double bedroom 2 | Bathroom | Lift and secure entryphone | DG/GCH

### VIEWING INFORMATION

By appt tel Agent 0131 581 5711

SIMPSON  
& MARWICK



## ARDMOY, CHIRNSIDE, DUNS, TD11 3UJ

OFFERS OVER £215,000



Ardmoy is a charming stone built detached property which lies in an extremely convenient location within the centre of the village; all local amenities including the primary school are within a short walk. Offering generous room proportions and a flexible layout, With a south facing aspect from the rear, the property boasts generous garden grounds which are fully enclosed and offer a perfect environment for a young family or an ideal prospect for a gardening enthusiast; mainly laid to lawn at present with a large paved terrace and vegetable plots,

### VIEWING INFORMATION

Contact Hastings Legal & Property  
01573 922603



## 16/40 QUEENS ROAD, BLACKHALL, EDINBURGH, EH4 2BY

FIXED PRICE £185,000



This first-floor, two-bedroom retirement flat is situated in the Queens Court Retirement Housing development in sought-after Blackhall. This popular development offers a number of facilities including regular social activities, on-site management staff and Careline alarm.

### VIEWING INFORMATION

Tel VMH 0131 253 2964





# NOSTRA CASA, RAEBURN PLACE, SELKIRK

IRO £138,500

2  1  1  E 



Nostra Casa is a beautifully-presented Victorian mid-terrace home in a quiet position, presented in turn key condition throughout. The property retains some lovely original features including decorative corning, deep skirting, and stripped timber doors, the overall effect is contemporary with character. The property would make an ideal first time purchase or holiday home given its walk-in condition and easily maintained garden.

## VIEWING INFORMATION

Contact Hastings Legal & Property  
01573 922603



# DEVELOPMENT SITE, RUMBLETONLAW, GREENLAW

OFFERS OVER £130,000

 0  0  N/A 



Located approximately three miles north of Greenlaw and occupying a superb rural position, this development site benefits from full planning consent for the erection of two properties and lies at the end of a pretty terrace of traditional stone built cottages situated on the edge of a working farm and surrounded by open countryside. With Edinburgh only a 40 minute drive, the completed properties are likely to appeal very much to those seeking to escape the hustle and bustle of city life to more peaceful surroundings.

## VIEWING INFORMATION

Contact Hastings Legal & Property  
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