



# êspc

*property and interiors*

Dream homes  
for sale now

Expert property  
advice

Interior styling  
tips

FREE NOVEMBER 2022

# FINAL HOMES, FINAL CHANCE AT THIS LANDMARK LOCATION



Photography of show apartment



Lifestyle photography at The Crescent



Photography of 2 bedroom viewhome



Lifestyle photography at The Crescent

The final homes at this one-of-a-kind development offer the ultimate in open plan living. Enjoying spectacular views of this magnificent 18 acre UNESCO World Heritage location, style is only matched by convenience – thanks to plentiful storage, secure underground parking with EV charging provision, and exceptional specification throughout.

With final homes remaining at this landmark location, we urge you to act now to avoid missing out.

2 BEDROOM RESIDENCES FROM £985,000

## THE CRESCENT AT DONALDSON'S, EDINBURGH

ESPC\_NOV22 Prices correct at time of going to print. Images shown are taken from The Crescent feature, fittings, decor, flooring and soft furnishings which are not included as standard in a Cala home. Images are used to suggest possible finishes that can be achieved in your home at an additional cost. Please consult a Cala representative for further details 5 stars awarded for customers' willingness to 'Recommend to a Friend' in findings of the survey undertaken by the Home Builders Federation 2020/21.



★★★★★ 5 star customer service



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Hello!

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

Don't miss our feature on the best areas to rent in Edinburgh and find how out to create your dream kitchen on a budget.

We're also looking at the latest interior trends with John Lewis & Partners showcasing some elegant Christmas tableware, and Dobbies providing a guide on how to prepare your garden for next year.

## Editor's note

Emer O'Toole

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

Happy reading!

*Emer*



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## ESPC's Unlock service provides a new way to sell properties

A new way to market properties for sale has been launched by a collective group of solicitor estate agents and ESPC.

For too long, sellers have been losing out on their next dream home because they have their own property to sell.

Offers being accepted subject to the sale of the buyer's property is common practice in many property transactions across Scotland. This proposition is brought to market to target the reverse of this and allow sellers a similar assurance that they will have the time to find their next home.

ESPC's Unlock service will add additional clauses to the missives, giving home sellers a strong buying position to secure their next home, with certainty of what they can afford.

Solicitor estate agents will be the key to ensuring the success of these sales, with their expert, personalised legal input required early in each of these transactions.

For many homeowners, the desire to move is outweighed by the practicality of finding a home to move into. Finding a new home within a short time frame can be challenging. Unlock offers the opportunity to delay the date of entry, giving sellers a longer time to find a new home.

For buyers, Unlock will bring new homes to the market that would otherwise be unavailable.



Andrew Diamond, Partner and Head of Residential Property at Lindsays Solicitors Estate Agents, said: "Unlock opens up new opportunities for sellers and buyers alike.

"For sellers who might be hesitant to come to market, it's a great new way of using strength of position to their best advantage. For buyers it opens up a stream of new properties otherwise not available to the market."

Paul Hilton, CEO of ESPC, said: "We are delighted to launch Unlock. It represents a new and innovative way for property owners to sell their property and secure their next dream home.

"Unlock is only available through ESPC's network of solicitor estate agents and provides a creative 'safety first' solution to those sellers who want to find a property first before selling.

"It's never too early to talk to your solicitor about Unlock - it could be the answer to your home move."





Incentives available on selected plots

# The Point.

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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.

And did you know:

- Our highly experienced and dedicated Sales Consultants will guide and support you every step of the way to ensure a stress free process
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\*For more information, please contact our dedicated sales consultants.

Westpoint  
HOMES.





Period charm blended with

*modern  
interiors*

This extended Victorian detached cottage in a highly sought-after location would make an ideal family home





Situated in the heart of the conservation village of Inveresk, close to excellent local amenities, quick transport links to Edinburgh and vast open space, is this significantly extended Victorian detached cottage. Boasting expansive garden grounds with panoramic views over the open countryside and a large driveway with space for multiple vehicles. This property, in a desirable location with good links to the Capital, would make an ideal family home.

Spanning an impressive 2620 square feet, the property offers space inside and out. It mixes elegant period features with contemporary interiors with all three living rooms flowing together to create an excellent entertaining space.

The property consists of a large drawing room with a feature fireplace and a solid fuel burning stove, a living room with a decorative fireplace and mantelpiece, and a wood-burning stove, a beautiful sunroom with an abundance of natural light and direct access to the south-facing garden. The modern kitchen has attractive units, a breakfast bar,

an Aga cooker and contemporary oven and hob, with a useful utility room to the side, and access to a large loft space for further storage.

The first bedroom on the ground floor has twin garden-facing windows with an elegant en suite bathroom with a bath and separate shower, with the second double bedroom currently used as a home office. The ground floor is completed by a beautiful bathroom with shower over bath.

The first floor is accessed via a curved staircase and an open galleried landing which leads to a main bedroom with a Juliet balcony, and a fourth bedroom with built-in wardrobes. On this floor there is another bathroom with an elegant dark blue freestanding bath and a shower.

The garden is split up into sections which are ideal for entertaining: a gravel area with benches and a table, a picturesque area with a pond, a tree-lined area of grass which overlooks fields and has ample shed storage and a section for growing vegetables.



“ This property, in a desirable location with good links to the Capital, would make an ideal family home. ”

Midfield, 39 Carberry Road, Inveresk  
Offers over £750,000  
Selling solicitor: Warners, call 0131 253 2729

4 bed | 3 bath | 3 lounge



# The House Price Report: October 2022

We take a closer look at how the property market performed over the last three months, and consider the recent changes in the financial landscape.

The period of August-October 2022 takes in some of the recent unprecedented changes in the financial market, with an increase in the Bank of England base rate to 2.25% in September (an increase from 0.25% at the start of 2022), and rising energy bills.

Over the past three months, buyers were still keen to secure their next home with the average selling price across Edinburgh, the Lothians, Fife and the Borders increasing by 9.3% year-on-year to £298,771.

Midlothian and the Borders recorded some of the highest price increases over the last three months, with buyers taking advantage of more affordable homes within easy reach of the Capital. The average selling price for Midlothian homes was £266,975, an increase of 13.7% annually, while property in the Borders had an average selling price of £243,122, up 11.2% year-on-year.

The City of Edinburgh saw average property selling prices rise 9.5% annually to £316,152. One and two-bedroom flats continued to be particularly popular with Edinburgh buyers.

Many popular first-time buyer areas in the City of Edinburgh saw rises in average selling prices, most noticeably in Abbeyhill and Meadowbank where one-bedroom flats had an average selling price of £189,890 over the last three months, an annual increase of 17%. One-bed flats in Leith Walk, Easter Road, Pilrig and Bonnington had a more modest annual increase of 4.9%, taking the average selling price here to £179,921 over the last three months.

Sales volumes across Edinburgh, the Lothians, Fife and the Borders reduced by 4.3% annually, while new property listings were up 0.5%. It is encouraging to record the trends of seller confidence in the current property market.



We've seen a high level of insertions in popular locations outwith Edinburgh, with a 17% annual increase on homes listed in the Scottish Borders and a 12.5% annual increase in the popular East Lothian area. Sales volumes within these areas continues to be high, up 9.7% and 10.6% respectively.

In August-October 2022, properties attained 107.7% of their Home Report value on average – one percentage point higher than the same period last year. Considering that 91% of properties sold for at least their Home Report valuation (up three percentage points annually) this further highlights the competitive nature that is still prevalent in the property market in Edinburgh, the Lothians, Fife and the Borders.

The median time for properties to go under offer was 15 days, one day slower than the previous year, but still far quicker than the pre-Covid norm.

Homes sold the fastest in West Fife and Kinross, in a median time of 11 days (one day slower annually), and properties in East Lothian and Midlothian also performed strongly, with a median selling time of 13 and 14 days respectively.

Paul Hilton, CEO of ESPC, explains: "We believe in a sensible approach and understanding the long-

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solicitor estate agents

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Over

**2000**

homes for sale

**660,000**

My ESPC emails sent during October

term value of home ownership as the dynamics of the housing market change once again.

"We are seeing continued interest in property across all of our areas, with noticeable interest in suburbs and rural locations popular with young families and professionals, while Edinburgh city centre remains a desirable place to live with buyers paying significantly over Home Report value to secure their dream home.

"Expert advice from your ESPC solicitor estate agent on property types and the long-term value of home ownership coupled with monthly affordability is key."

Key points

**£298,771**

average selling price

The average property selling price rose 9.3% year-on-year to £298,771

**107.7%**

average percentage of Home Report valuation achieved

On average, buyers paid 107.7% of Home Report valuation, up one percentage point annually

**15 days**

median time to sell

The median selling time for properties was 15 days, one day slower than the previous year





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

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

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

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

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

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

Restored and converted by award-winning heritage developer City & Country, The Playfair is renowned as one of the most iconic buildings in the city. The former college is set amidst 18 acres of elegant grounds and is dominated by the central Playfair building: a beautiful quadrangular building, built in the 1840s and designed in the style of an Elizabethan palace.

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

Famously desired by Queen Victoria, who it is said would have happily swapped it for The Palace of Holyroodhouse, the building has more recently been known for the quality of its new homes - this summer it was named Renovation of the Year at the Scottish Home Awards, the third time the development has won one of these prestigious accolades.

The final homes are priced from £550,000 for a two-bedroom apartment. For more information visit [cityandcountry.co.uk](http://cityandcountry.co.uk) or call 01174 534 693.

**THE PLAYFAIR**  
AT DONALDSON'S

# DISCOVER TWO OF SCOTLAND'S FINEST JEWELS

Join us at The Playfair at Donaldson's for our Whisky Tasting event with Johnnie Walker, and experience the best whisky combined with the best of landmark living in Edinburgh. You'll also get the chance to view our penthouse show apartment with a stunning rooftop terrace, where you can enjoy a taste of the enviable lifestyle that these spectacular residences offer.

**JOHNNIE WALKER WHISKY EVENT, THURSDAY 17<sup>TH</sup> NOVEMBER 6PM-8PM**

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



## A step-by-step guide to buying a home.

Edward Danks, partner at Paris Steele, breaks down what's involved in the property buying process

**L**ooking to buy a home in Edinburgh, the Lothians, Fife or the Borders but unsure about the process? The guide below will help take the stress away from buying a home in the current climate.

### Find a solicitor

To buy a home in Scotland you need a solicitor. ESPC has a network of solicitor estate agents. Solicitor estate agents are a one-stop shop when buying or selling a home as they can take care of both the conveyancing and the estate agency side of things.

### Consider your mortgage options

It's worth seeking independent mortgage advice to work out your mortgage options, from how much you'll be able to borrow to if you're able to port your mortgage if you already have one.

Finding a home will be easier if you've already got an agreement in principle. You need to work out exactly how much you need to borrow and how much of a deposit you can put down.

When looking at your budget, make sure you include extra costs such as removals and Land and Buildings Transaction Tax (LBTT).

### Find a home

When you have decided what area you're interested in, write a list of requirements you have for a property and work out which ones are must-haves and those you could live without, then arrange some viewings.

If you have any questions about the process of buying a home in Scotland, get in touch with Paris Steele on 01620 497 704, [www.parissteele.com](http://www.parissteele.com) or stop by our office at 35 Westgate, North Berwick, EH39 4AG

### Make an offer

When you've found a property you like, you should tell your solicitor so they can submit a note of interest for you.

If more than one note of interest has been made, the seller may choose to set a closing date - all offers must be in by then. However, a seller isn't obliged to set a closing date and can accept an offer at any time.

### Finalise your mortgage

When your offer has been accepted, the next step is getting your mortgage approved - an independent mortgage adviser can help with this.

### Conclude the missives

After you've had an offer accepted, the conveyancing process will begin. If your offer is verbally accepted, your solicitor will discuss the acceptance with you and negotiate on your behalf with the seller's solicitor.

The offer, acceptance and any subsequent letters, which are intended to be part of a legal contract, are known as the "missives".

When the final acceptance letter is issued, missives are said to be "concluded", meaning the purchaser and seller have entered into a legally binding contract and cannot withdraw from it without penalty.

Congratulations! When you've got your keys you can move into your new home.

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## Why should you use a mortgage adviser?

Shirley Mushet, an ESPC Mortgages independent mortgage adviser, gives insight into the benefits of using a mortgage adviser on your property search.

In the current climate we are seeing lenders changing their criteria and products very quickly. Engaging with an ESPC mortgage adviser can help you keep on top of the dynamic world of mortgages and help you get the most competitive product for your circumstances, which can potentially save you thousands of pounds. We have access to exclusive lenders and products, so it's likely you might get more choice than you would get if you decided to go it alone.

Engaging with us early, even before you have started your search for a property, means that we can explain what the different mortgage products are and explore if they might be appropriate for you. We are seeing that discounted and tracker rate products are prominent with lenders, but how do these work? What are the risks and are these the right products for you?

We are seeing cases where one lender's product might source well initially, but the next day they could drop out from being competitive. ESPC Mortgages can change lender quickly, so you can be assured you are getting the most competitive product available at the time.

We can work through affordability, especially how lenders view different income types.

The information contained in this article is provided in good faith. Whilst every care has been taken in the preparation of the information, no responsibility is accepted for any errors which, despite our precautions, it may contain.

The initial consultation with an adviser is free and without obligation. Thereafter, ESPC Mortgages charges for mortgage advice are usually £350 (£295 for first-time buyers).

Following on from this, we can consider what your monthly mortgage payments might look like. This helps you understand the price range of the properties that you want to consider.

As mortgage lending is secured on the property, the lender wants to be comfortable with the type of property. As such, during your search we can help guide you on how a lender will view your property. For example, a lot of lenders limit the percentage you can borrow on a flat.

Once you have found your successful property, we apply for the mortgage on your behalf which takes the worry and stress out of this part of the process. ESPC Mortgages are used to dealing with lenders' underwriter queries and can tackle this for you, making your application process as efficient as possible.

### ESPC Mortgages are here to help

ESPC Mortgages offer expert independent mortgage advice in Edinburgh. Whether you are looking for first time buyer mortgage advice, are interested in finding out more about buy-to-let mortgages or would like to re-mortgage, get in touch with the team on 0131 253 2920 or [fsenquiries@espc.com](mailto:fsenquiries@espc.com)

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 which is authorised and regulated by the Financial Conduct Authority.

# lindsays

## Cohabiting

### *...the dangers around unequal deposits*

**If you're buying property with your partner, a simple agreement upfront could help you avoid a classic mistake, and also keep things clear and amicable.**

Let's say you're about to buy a home with someone – your partner or even just a friend. And let's also say that, thanks to a gift or inheritance, you're going to pay most of the deposit – a common enough situation.

What happens five years later, for example, when you decide to go your separate ways and sell up. You assume you will either get all your deposit back or a larger share of the sale price to reflect what you put in. It goes without saying, surely?

Well, no, not necessarily. One of the most common misunderstandings among partners or friends who buy a home together concerns cases of unequal deposits. Without a legal agreement specifying what happens with the deposit if you split or sell, you may not get all of it back.

Cohabiting couples may also be surprised to find out their respective rights and obligations aren't what you expect since you are subject to cohabitation legislation (unlike friends who buy together).

### A simple solution

Fortunately, such situations can be easily prevented, with a cohabitation agreement – a simple legal agreement specifying that the person who put in the larger deposit (or pays more of the mortgage) gets back a larger share if you sell.

As well as preventing unpleasantness, this can be reassuring to relatives who gifted the cash for the deposit.

When your budget is stretched by buying your first home and you're already dealing with conveyancing and mortgage paperwork, it's tempting to skip a cohabitation agreement. But an agreement that looks after everyone's interests is worth it to avoid leaving it to chance or looking for something online and could well save you much bigger legal bills down the line.



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## The best property postcodes for Edinburgh investors

Using the latest rental data from Citylets and house price information from ESPC, Head of Lettings Nicky Lloyd shares the best areas for buy-to-let property in Edinburgh.

If you're considering investing in buy-to-let, the location of your property is probably the most important factor to think about. A great location can attract quality tenants and higher rental rates.

Understanding the kind of yield your property can expect is key to making a great investment – so, combining the latest rental data from Citylets with ESPC's house price information, we can reveal the three postcodes that provided the strongest rental yields during the third quarter of 2022.

### EH12: Corstorphine and Murrayfield

Homes in the EH12 postcode performed strongly during the third quarter of 2022, with properties here proving popular with a range of renters.

Located to the west of the city centre, and covering neighbourhoods such as Corstorphine, Murrayfield, Hermiston and Saughtonhall, this postcode offers a variety of homes suited to students, young professionals working in the city and families looking for a home close to good schools and green spaces, plus it offers excellent local amenities and first-rate transport links, thanks to the bus and tram routes close by.

One-bedroom properties in EH12 performed strongest, with an average gross rental yield of 6.2%, while two-bedroom homes had a yield of 5.1%, and three-beds offered 4.2% on average.

### EH8 - Holyrood, Abbeyhill and Willowbrae

The postcode area of EH8 offers an ideal investment opportunity for landlords, with this part of the city becoming increasingly more popular with families and young professionals alike and offering a great mix of property types and sizes to suit a range of renters and budgets.

Spanning areas such as Holyrood, Meadowbank, Abbeyhill and Willowbrae, EH8 offers great access to the city, the coast and green spaces, with plentiful amenities and excellent transport links, making it a very popular choice for a wide variety of tenants.

One-bedroom properties offered an average gross rental yield of 6% during July-September 2022 – the best-performing in the postcode – while three-bedroom homes provided a yield of 5.3% and two-beds achieved 5.2%.

### EH3: New Town, Stockbridge and Tollcross

Homes in EH3 are a great investment opportunity as they boast great access into the city centre through travel by bus, walking or cycling, making the area popular with young professionals.

One-bedroom properties in EH3 achieved an average rental yield of 6.2% during Q3 2022, while two and three-bedroom properties offered a yield of 5.4% and 4.9% respectively.

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).

A home with

*period charm*

This four-bed Edinburgh property has traditional features with modern upgrades







8A, Napier Road, Edinburgh  
 Offers over £910,000  
 Selling solicitor: Jardine Philips, call 0131 253 2205

4 bed | 3 bath | 3 lounge

The highly sought-after residential area of Merchiston is characterised by broad tree-lined avenues and substantial properties set within large gardens, and this four-bed upper flat falls into that category. The impressive property has a wealth of period features, its own entrance to the side leading to a large expanse of private garden, off-street parking and a handy garage.

The property, which was fully rewired in 2011, is accessed via a staircase in the private garden where a vestibule with a Victorian tiled floor leads to an inner hallway with skylight. The spacious kitchen consists of a wide range of bespoke hand-painted units, granite worktops, a Lacanche range stove, high-end appliances and window seats with storage.

The elegant living room has beautiful period features such as a decorative fireplace, parquet flooring, cornicing, a ceiling rose, and original working shutters on the large bay windows. There is also a large family bathroom featuring a freestanding roll top bath, a shower unit, a period style sink and a heated towel rail.

There is a spacious open hallway at the centre of the property with bespoke bookcases and arched feature window – it is currently used as a music room but could equally be used as a dining room.

The first bedroom is located at the front of the property and has original window shutters on the windows, a walk-in wardrobe and an en suite shower with marble tiling. The second bedroom is situated to the rear of the property and has an Edinburgh press, original fireplace and newly-fitted en suite bathroom. The remaining bedrooms both have bespoke book shelving and original fireplaces.

The property benefits from further storage in the form of a large loft, and the garden contains a garage, as well as a chicken house and enclosure, children’s play equipment and a raised paved patio area.

Within reach of a number of great amenities, and with the likes of Bruntsfield and Morningside only a short stroll away, Merchiston is a highly coveted area for families, with excellent schools nearby.



## Low carbon homes deliver low energy bills

Hot water and heating at Rowanbank Gardens, Edinburgh, could cost less than £65 per month.

Energy bills at Artisan Real Estate's Rowanbank Gardens development in Corstorphine, Edinburgh, have been predicted to cost up to 60% less than other new build apartments in the surrounding area.\*

Latest research on the fossil fuel-free homes shows that average annual hot water and heating costs for a two-bedroom apartment at the energy efficient development could be as low as £775 per year or less than £65 per month\*\* – providing long-term cost savings for first-time budget-conscious buyers or downsizers looking for more energy efficient living.

Described as a 'spectacular blueprint for low carbon living', Rowanbank Gardens will deliver 93 apartments for private sale set around a large garden space filled with fruit trees and communal planting beds. Work began in summer 2021, with the first move-ins expected in spring next year.

It is one of the first large developments in Scotland to employ individual Air Source Heat Pumps (ASHPs) providing both heat and domestic water – moving away from large, complex fossil fuel heat sources. With additional insulation, larger windows and improved air



circulation, the heat reclamation system allows internal heat to be reclaimed through the ventilation system, forming a closed energy loop with almost all useful heat being retained within the apartments.

David Westwater, Artisan's Development Director for Scotland, welcomed the low energy cost forecast as more evidence of Rowanbank Gardens' superb environmental credentials, which can now provide significant financial benefit for potential homeowners feeling the pinch of soaring energy bills and the rising cost of living.

He explains: "Rowanbank Gardens provides smart, energy-efficient design geared to achieving low to zero carbon ratings, with the added benefits of significantly lower home-running costs.

"We aim to make each apartment as energy efficient as possible by using the very latest in technology to encourage low carbon living. As well as innovations like individual heat pumps, we also provide A-rated appliances for all of our homes and are introducing cutting-edge environmental technologies such as spray taps and stone-showers which have been proven to reduce water consumption by up to one-third."

Artisan has also championed the use of green roofs at Rowanbank Gardens, which are natural insulators being cool in the summer and warm in the winter. They also provide a natural drainage facility with rainwater evaporating in

sunlight, providing the simplest form of a short-term carbon cycle and reducing the impact on the existing drainage system. Green roofs also encourage ecological biodiversity for buildings – attracting plant, insect and bird life which are encouraged with natural inducements such as wild-flower planting and roosting sites.

Since it launched late last year, sales at Rowanbank Gardens have been buoyant, with 13 of the first 'Appleberry' phase already sold. A further four of the remaining 14 apartments in Appleberry are now available, with the remaining apartments being released shortly.

Prices for a one-bedroom apartment start at £245,000 with a two-bedroom at £315,000, making the development a perfect destination for first-time buyers and downsizers wanting to live in a well-connected, bustling community just minutes from the city centre.

To register interest in Rowanbank Gardens and book an appointment at the new on-site sales and marketing suite, visit the development website at [rowanbankgardens.com](http://rowanbankgardens.com) or call 0131 516 3302.

\* Compared to equivalent new build apartment at Canonmills Garden, completed 2022.

\*\* Figure based on Building Regulation compliance energy consumption and measured against average electrical process from June 2022 of £0.278/kWh. Final performance subject to user operation preferences.



# Best areas for renters

Looking to rent in Edinburgh? Check out our guide to the best locations.



Whether you are a student, a couple, a professional or a family, renting can allow you to try living in an area before committing to buying a property. The effect of the Scottish Government's recent rent freeze legislation (which is expected to last until March 2023) on Edinburgh's rental sector is hard to predict. However, if you're thinking of renting a house or flat in Edinburgh, you can't go wrong with the below areas which are among the best places to live in the city.

## New Town

There's no better way to experience Edinburgh's rich Georgian heritage than by living right in the centre of it. The city's New Town was built in the 18th and 19th centuries as a solution to the overcrowding in the city's Old Town. It is now a UNESCO World Heritage Site and contains some of Edinburgh's most famous landmarks.

Shopping is available on Princes Street and George Street. The artistic heart of the city, the area is home to lots of galleries and museums, including the Scottish Gallery, the Ingleby Gallery, and the Scottish National Portrait Gallery.

The New Town is full of green spaces such as Dean Gardens, Queen Street Gardens and



Calton Hill. Waverley Station is within easy reach for commuters and Queensferry Road provides good links to the M8, M9, the Queensferry Crossing and Edinburgh International Airport.

For families, there are a number of highly regarded state and private schools nearby, including Edinburgh Academy, Fettes College, Stewarts Melville, Mary Erskine and St George's.

According to ESPC and Citylets data from Q3 2022, the average rent for a one-bed flat in EH3, which covers the New Town, is £1167, a two-bed flat is £1656 and a three-bed flat is £1922.

## West End

Located to the west of the Princes Street and Lothian Road intersection, Edinburgh's West End is full of shops, pubs, cafes and restaurants as well as Victorian residential streets.

The area appeals to those who love art and culture as it contains the Usher Hall, the Royal Lyceum, the Traverse Theatre and the Scottish Gallery of Modern Art.

Dean Village can be found in the West End – an old village in the heart of the city which is home to a section of the Water of Leith and beautiful buildings.

The average price of rent for a one-bed flat in EH1, which covers the West End, is £1058, a two-bed flat is £1405 and a three-bed flat is £2051.

## Bruntsfield and Morningside

Bruntsfield sits adjacent to two huge green spaces: Bruntsfield Links, which is believed to be one of the world's oldest golf courses, and The Meadows.

Morningside is just a short walk away from Bruntsfield. At only 10 minutes by car and 30 minutes on foot, Morningside is very close to Edinburgh city centre but far enough away to have its own identity and feel. Residents have access to great shops, cafes, restaurants and bars on Morningside Road.

The average monthly rent price for a one-bedroom flat in EH10, which covers Morningside and Bruntsfield, is £960, a two-bed flat is £1331, and a three-bed flat is £1715.

## Newington

Located to the south of the city centre, Newington is a popular area with students due to it being close to the University of Edinburgh. The area is also a fantastic place for families, couples and young professionals to live as it is close to green spaces as well as great cafes, restaurants and shops that cater to every taste.

Newington is an area approximately 15 minutes' walk from Edinburgh city centre. The Meadows

and The Grange lie to the west and Holyrood Park and Prestonfield to the east.

There are a range of flats on offer in Newington, both tenement and new-build, as well as larger family homes.

The average monthly rent price for a one-bed flat in EH8, which covers Newington, is £842, a two-bed flat is £1174, and a three-bed flat is £1743.

### Corstorphine

Corstorphine is a popular, family-friendly suburb of Edinburgh approximately four miles west of Edinburgh city centre. Property in Corstorphine ranges from Victorian family villas and traditional bungalows to modern flats. Many properties in the area have gardens and parking.

The main thoroughfare, St John's Road, is lined with independent boutiques and eateries and the Gyle Shopping Centre is located close by for further shops and amenities. Residents can also enjoy urban green space at the sprawling Hillwood Park, which lies behind Edinburgh Zoo. You'll also find BT Murrayfield Stadium and Edinburgh Airport not far from the suburb's boundaries.



Stockbridge

The average price of rent per month for a one bed flat in EH12, which covers Corstorphine, is £925, a two-bed flat is £1169, and a three-bed flat is £1490.

### Stockbridge

Once an outlying village, the desirable Stockbridge area was incorporated into Edinburgh in the 19th century when the New Town was built in the space between. Due to its cobbled streets and picturesque charm, Stockbridge has been used as a filming location on numerous occasions (films include *Rebus* and *Low Winter Sun*), and it even has its own Instagram page.

Three of the most expensive streets in Edinburgh are located here (Ann Street, Saxe Coburg Place and Danube Street). However, there are also affordable properties in Stockbridge as it is largely residential with lots of terraced houses.

The area has great access to green spaces with the Royal Botanic Garden, Inverleith Park and the Water of Leith nearby.

The average price of a one-bed flat in EH4, which covers Stockbridge, is £1065 per month, a two-bed flat is £1223 and a three-bed flat is £1566.

### Portobello

Situated three miles from the city centre, this coastal suburb was once a popular resort for holidaymakers. Now, the beachfront is lined with cafés, bars and restaurants and independent shops and cafés can be found on Portobello High Street.

The Portobello Swim Centre situated on the promenade is home to one of only three remaining Turkish baths in Scotland, as well as The Portobello Sailing and Kayaking Club and RowPorty, a community-run coastal rowing club.

Those looking for a flat to rent in Portobello are spoiled for choice as the area has a mix of property types. There are the traditional Victorian tenement flats and townhouses that Edinburgh is known for, as well as sleek and modern apartments overlooking the sea.

According to home.co.uk, the current average price of rent for a one-bed flat in EH15, which covers Portobello, is £857 per month, a two-bed flat is £1153 and a three-bed flat is £1350.

### Leith

Historically Leith was a wealthy mariners' town and entirely separate from Edinburgh but in recent years it has emerged as one of the Capital's most popular locations for young professionals.

The area has a busy port with stunning cruise liners regularly making an appearance. It is the home of the Royal Yacht Britannia, Ocean Terminal, and an extremely generous selection of shops, bars and restaurants.

In terms of open spaces, there is Leith Links which includes tennis courts and a children's play park, and you can take a walk along The Shore.

Leith is home to a wide range of flats to rent, with Victorian tenement flats and new-build developments found in The Shore area. There are also lots of detached and semi-detached houses, particularly around the Leith Links area.

The average rent per month for a one-bed flat in EH6, which covers Leith, is £806, a two-bed flat is £1051, and a three-bed flat is £1598.

### Dalry, Gorgie, Stenhouse and Sighthill

These areas are popular for both young professionals and students as rental costs can be cheaper, allowing residents to experience vibrant city living without the usual price tag. Plus, there are excellent bus services available to transport



Leith

residents to all areas of the city, including Heriot Watt and Edinburgh Napier universities.

Gorgie is home to a popular free-entry city farm, as well as Fountain Park, a leisure and entertainment centre, and Tynecastle Park football stadium.

As students and young professionals continue to move to the area, more and more bars and cafés are popping up in the area and along the canal towards Polwarth and Fountainbridge. The canal is particularly popular for those that love to run or cycle, or you can head the other way to Saughton Park and Gardens or enjoy the Victorian baths at Dalry Swim Centre.

The average rent per month for a one-bed flat in EH11, which covers the above areas, is £808, a two-bed flat is £1087, and a three-bed flat is £1517.

### Find out more

Whether you are looking for a house, flat, bungalow, apartment, new build or any other kind of property to rent, ESPC may have the one that you are looking for.

If you are looking for a property to rent in Edinburgh, visit [espc.com/property-for-rent/edinburgh](http://espc.com/property-for-rent/edinburgh)



# How to create your *dream kitchen* on a budget

A kitchen can completely transform a home – whether that’s updating a small space or embarking on a bigger renovation project. Check out our guide on how to make changes to your kitchen without breaking the bank.

**D**o you feel like your kitchen looks dated and needs freshened up but don’t have a lot of money to spend on a major renovation? If you’re thinking of selling, updating your kitchen could be what you need to achieve the best possible price for your home, as the kitchen is an important factor for buyers when it comes to choosing the right property.

## Make the most of what you already have

Although ripping everything out and starting again can seem tempting, it can also be expensive and time-consuming. Changing the appearance of your kitchen can be made simple by re-facing your worktops. Using wood, quartz or recycled glass which fit directly over old surfaces and putting some new made to measure fittings on cupboard doors can instantly change the whole look of your kitchen, without the expensive price tag. If you have an island or bar area, why not update the chairs and replace them with something sleek?

## Consider colour

A fresh lick of paint in a kitchen can work wonders for covering up any splash marks or other blemishes that your kitchen may have gathered over time. Changing white worktops to black or wood, adding high gloss acrylic cabinet doors or painting your island unit in a bright pop of colour are all ideal ways of freshening things up without breaking the bank.

## Open shelving

Opting for open shelving can create a real focal point in the kitchen and the possibilities are endless. You can create an open, airy feeling in a smaller kitchen, showcasing a minimalist and rustic style, or you can go all out by filling your shelves with your favourite accessories.

Open shelving also enables easy access to your everyday essentials such as dishes, glasses and cookware. You can use them to store cookbooks, display house plants and showcase decorative vases, making them very versatile and easy to re-style when you want a switch up.



## Don’t forget about lighting

The impact lighting can have on a kitchen design is often overlooked, but it can have a huge effect on the overall feel and functionality of the room.

Ruth Lavender, Design Expert at Benchmark Kitchens and Joinery, says: “Start by thinking about the main lighting source in the room and how it can be best maximised. If you’re opting for spotlights, consider the placement of each light to ensure they aren’t blocked by cabinets or walls.

“Pendant lighting is also great for adding focused illumination while incorporating a point of interest. Under-cupboard lighting is a budget-friendly alternative, to introduce an additional lighting source to your design.

“Planning your lighting in this way can also help you zone your kitchen, establishing different areas depending on functionality. This is particularly important if you plan to use your kitchen space for multiple purposes – such as cooking, working from home, entertaining friends or spending time together as a family.”

## Consider a pantry

Many period properties in Edinburgh have larders or pantries built in, and it’s a misconception that they require a lot of space and are costly to incorporate if you don’t already have one.

For a sleek aesthetic, carry through the same cabinets and work surfaces from the wider kitchen, as this will blend the two spaces together. If you’re stretched for space, pull-out storage solutions offer a great compromise.





### Kitchen islands

The great thing about an island is that it offers a focal point to a kitchen and allows you to introduce a mixture of worktop and cabinet textures and heights, giving your design an individual edge.

Ruth says: “There was once a perception that an island unit must be of an impressive size and carry an impressive price tag. Some people also believe that you need a kitchen of endless proportions to match. However, with clever planning, an island or peninsula can be installed in many kitchen spaces – within reason!

“If you want to create the kitchen of your dreams, but don’t know where to start, I’d always recommend speaking to a kitchen designer, such as the experts at your local Benchmarx branch. They will be able to discuss options within your budget and perhaps suggest ideas you may not have considered.”

### Seating nooks

If you’re looking for a way to maximise space and provide more seating in the kitchen, look no further than a seating nook. They can be installed in awkward corners, under bay windows or built into cupboard storage, which means they don’t take up a lot of room.

They offer a great space for children to sit and play while you make dinner and can double up as an additional entertaining space when you have visitors. Storage space can also be incorporated under the seating to help keep the area tidy.

By picking fabrics and soft furnishing that complement your kitchen design, you can seamlessly tie the seating area in with the rest of the space.

### Adding the finishing touches

Whether you’ve gone for something bold and bright or something a little more neutral, updating or adding little accessories around the kitchen can bring the whole room together. You can add a pop of colour to a neutral room by replacing old dishtowels, condiments containers, fruit bowls and vases with something bright and colourful. Replacing the splashback in the kitchen allows you to be decorative yet practical, without breaking the budget. Replacing old taps, drawer and cabinet handles or adding a built-in microwave are all ways to change the appearance of your kitchen and freshen things up.

Ruth concludes: “Sticking to a budget doesn’t mean you have to compromise on your perfect

kitchen. By choosing clever combinations of worktops, cabinetry, appliances, and lighting, you can create a beautiful kitchen without overstepping on costs.

“The majority of popular styles and finishes featured in high-end kitchen designs are available from more accessible kitchen suppliers, making your dream kitchen completely attainable.

“In addition to picking beautiful cabinetry and accessories, there are other features you should think about incorporating into your design to take it to the next level. These budget-friendly features will have a huge impact on the functionality and enjoyment of your space.”



Sticking to a budget doesn’t mean you have to compromise on your perfect kitchen. The majority of popular styles and finishes featured in high-end kitchen designs are available from more accessible kitchen suppliers.

Ruth Lavender, Design Expert at Benchmarx Kitchens and Joinery





# Christmas

is served

John Lewis & Partners' elegant Christmas tableware is perfect for presenting meals and snacks throughout the festive season.



*Eucalyptus LED string lights, £10; Fine China Side Plate, 20cm, Gold/White £5; Fine China Dinner Plate, 27cm, Gold/White, £6; Decorative Edge Glass Charger Plate, 30.5cm, £12; Gold Cutlery Set, from £20; Paloma Glass Champagne Saucers, £15; Christmas Holly Glass Tumbler, Gold, £10; Snowflake Cotton Napkins, Set of 4, White/Gold, £14; Snowflake Rectangular Cotton Tablecloth, from £20; Glass Cake Stand, 33cm, Gold, £25*

Embrace the festive spirit with our Christmas tableware. Packs of plastic cups are ideal for parties, while mugs decorated with your favourite characters make a great companion to hot chocolates in cold weather. Planning a get-together? Prepare for the big day with sparkly napkins, gold platters and stackable plates to display your favourite dishes – don't forget luxurious coasters to keep your table free from mulled wine stains.





While the tree will always be the star of any Christmas scheme, over recent years, Christmas tablescaping has become a huge trend. One of our favourite themes from John Lewis & Partners this Christmas is Winter Fayre. Imagine stepping into a twinkling playground of silver and white, inspired by starlight and snow. Coordinate your tableware and tree decorations with the same theme.

A central garland of foliage can look wonderful on a long table. We love the Eucalyptus LED string lights that add stylish greenery to the table but will still leave room for the sprouts.

Don't forget the Christmas crackers – all crackers from John Lewis & Partners are recyclable, including the hats and mottos. Even the cracker contents are plastic-free, so they have a wonderful selection of cracker prizes that don't feature throw-away plastic. Just remember to remove the snap before recycling.

Find everything you need for an unforgettable season at John Lewis & Partners. Shop in-store or online at [johnlewis.com](http://johnlewis.com).



*Winter Fayre Merry Christmas Fill Your Own Christmas Crackers, Pack of 6, Multi, £8; Winter Fayre Snowflake Christmas Crackers, Pack of 6, Silver/Gold, £35; Christmas Fine China Coasters, £15; Merry Christmas Cotton Napkins, Set of 4, £20*

*Community Garden Pine Cone Tealight Holder, £15*



# Revamping

## a home in The Shore

David Lawson gives a glimpse into the process of buying a three-bedroom period property in Edinburgh, and how ESPC helped him on his buying journey.

Homes in Leith's The Shore area are more affordable than those in Edinburgh city centre, making it a popular choice for those who don't want to be far from the buzz of the Capital. As of September 2022, the average property selling price in The Shore is £234,224, and the most popular type of home is a two-bedroom flat.

Leith is home to an array of architectural styles, including traditional tenements filled with character features, stylish warehouse conversions in former factories, quaint colony-style houses, larger historical homes, or, for those with more modern tastes, an array of cosmopolitan new-build apartments.

In 2002, contractor David Lawson moved from London to The Shore. He lived in a modern flat until 2017 when he decided his heart was set on a period property.

David was hoping to find a property full of character and charm that he could update: "I had my mind set upon a Victorian tenement rather than a new build, as I love the period features of these old buildings – I was looking for high ceilings, original floorboards and huge windows! However, it was also important to be warm in the winter at low cost."

A local solicitor estate agent recommended David turned to ESPC to help him with his property search. He said: "I had used ESPC previously, but I thought that it was just another property portal. I never really used the features before, which include easily downloadable property schedules and Home Reports, which are not available in the larger property portals.

David's property search took several months because he had a particular type of home in mind but he decided to compromise and go for a flat that needed some work. He eventually found a three-bedroom flat which was converted in 1995 from a former warehouse built around 1890.



"The intriguing thing was that the warehouse appeared to have subsumed an earlier building on the site," David explained. "The earlier stonework was decorative, not what you would expect on a commercial warehouse. The building had more than one story to tell."

David tracked the property on the ESPC website for a month before deciding to attend a viewing in October 2017. He liked the high ceilings and the large windows in the living room but he noticed the bathroom needed redone, the central heating comprised of old electric storage heaters, and the flooring was an uneven clash of laminates laid haphazardly.

In December 2017, David got the keys to the flat and set to work to find out the history of the building. He discovered that it was built by a merchant originally as a two-storey villa with a garden in the 1790s – with a wine-importing business on the ground floor and family quarters on the first floor. It has a hidden arched cellar below, according to an old insurance survey. The building is positioned in an area which is thought to have been part of the gardens attached to the villa of Mary of Guise who lived in The Shore for a short time in the 1550s. The 1790s villa was subsumed into a warehouse built in the 1890s by the architect James Simpson.





David's first issue with the flat was the low Energy Performance Certificate (EPC) rating of E. The windows are now draught-proofed and a gap in the plaster was filled. David also restored the original shutters on the windows and installed a gas combi boiler and central heating pipes. With all these improvements, the EPC has now risen to band C.

The flat needed more changes but David realised he did not have the skills required so he employed the services of a builder whose CV included restoring historic Category A listed buildings in Edinburgh.

"Chris the builder was resourceful," David explains. "He helped plan the restoration without knocking down structural walls or replacing windows. He brought in qualified colleagues to do the plumbing and the electric work. No walls

were knocked down, no windows were replaced and nothing was done to the outside building structure, therefore no planning permission was needed."

Other changes David made to the flat included moving the kitchen cabinets and creating a bespoke pantry where he could store the fridge and dishwasher. He then converted the bathroom into a shower room, gave the bedrooms fitted wardrobes and replaced the flooring with an oak laminate.

David noticed there was a 14-foot height gap between floors of the building but the hallway ceiling was much lower than the lounge, kitchen and bedroom ceilings of the flat. After investigating, he discovered that there was a four-foot high hidden attic space above the hallway, originally floored in the 1890s, which

after cleaning and painting made a great storage space with wonderful decommissioned 19th century gas lighting.

On his décor decisions, David says: "I prefer simple colours for the flat and wanted yellow on the walls and brilliant white on the woodwork throughout but Chris suggested shades of grey for the walls and woodwork.

"As each room in this old building had different light exposure, Chris mixed black with white – not too black and not too white – each room had different combinations of shades of grey according to the light, even the kitchen cabinets were painted within the same colour palette.

"My only regret was that the old floorboards could not be utilised on the surface, as the floor of the flat, previously a warehouse, had to be levelled – raised and lowered. It would have taken too long to use the four-inch floorboards throughout (yes four-inch, not seven-inch) and expensive to do. I decided to lay an oak laminate instead."

David has some useful advice for those starting out on their property journey: "If you want

a tenement flat in 2022, lots come onto the market but they are not there for long. Acting fast when you discover the right property is absolutely key when buying in The Shore in Leith, depending on your circumstances! But, if you desire an old property to bring modern originalism into, then it is better to take time to thoroughly research the properties on ESPC before you buy.

"I checked the ESPC website at least once a day when flat-hunting. It was such an easy site to use, and I liked how it recorded your previous searches and filtered properties for the area and the budget applied, which saved a lot of time – especially when I was using it a lot!

"For me, it was important that I could compare property sizes and their layouts with prices and that I would be dealing with a high-quality solicitor estate agent."

### Find houses and flats for sale in The Shore

Inspired by David's beautiful home? You can search all properties for sale in The Shore and sign up to My ESPC at [espc.com/advice/my-espc](https://espc.com/advice/my-espc) so you don't miss out on new homes coming to market.





# Prepare your winter garden for a *blooming good* 2023

As temperatures drop, Dobbies has some tips on how you can look after your garden this winter and prepare it for next year.

As temperatures drop and we look out our cosiest winter coats, taking care of our gardens might not be at the forefront of our minds. However, Dobbies, the UK's leading garden centre, says that winter shouldn't be a time of gardening shut down and, in fact, there are jobs to be done that will prep our outdoor spaces for the new year. Looking after your garden now will save money and time in the long run.

Whether you're looking to get planting, inject some winter colour into your garden, or protect



your bedding plants, Dobbies' Horticultural Director, Marcus Eyles has some tips on how you can look after your garden this winter and prepare it for a blooming good 2023. Find out what gardening jobs you can do this winter and how you can appreciate the beauty of the outdoors regardless of the season

## Tidy up

When it comes to tidying up our gardens in winter, Marcus advises that this is the time we should be cutting back our herbaceous plants and getting rid of a lot of the debris around them. Marcus says we should try leave some of the seed heads and branches for structure though as these will add to the beauty of your garden in winter when the first frost sets in. Leaving some debris around your plants will also provide a sanctuary for wildlife to protect them against the elements and will give insects a place to lay eggs.

Marcus says you shouldn't need to mow your lawn in winter however, you should remove any fallen dead leaves as soon as possible as these will block air and sunlight, two things that grass needs to survive.

## Protect plants

Marcus says that mulching is one of the most important jobs in winter as this will protect your plants from the elements. To ensure good soil health and protect your plants' roots when temperatures drop, Marcus advises mulching well with Bloomin Amazing or Dobbies' award-winning own brand peat free compost. Mulching will insulate your plants and enrich the soil, however, your more tender plants will benefit from frost protection fleece or placing in a cold frame or grow-house during a particularly harsh winter cold snap.

## Instant winter colour

Refreshing your containers and hanging baskets is a great way to give your garden a burst of instant winter colour and Marcus says that the hardy *Skimmia rubella* is a fantastic choice for this, with its beautiful red flower buds that look like berries. Winter heathers are great value and a lovely option for brightening containers at this time of year, and Marcus suggests planting these in pots at your front or back door. Don't forget to use ericaceous John Innes compost for both these plants.

To frame your doorway in winter and add a welcome touch of greenery to your garden, dwarf conifers can be planted in pots—just make sure your container is large enough to give the conifer roots room to grow. The compact flowering box (*Sarcococca*) and bay trees can also be planted at your door in winter and will breathe life into your containers, plus, can be adorned with twinkling lights for a festive touch as we approach Christmas.

## Seasonal planting

Although a lot of people might think that winter is a time for garden shut down, Marcus says there are still plenty of options for those who want to do some planting. Winter-flowering violas and pansies can be planted through the autumn and winter and will survive the cold



Classic 4 Tier GroZone £34.99

temperatures, giving you a beautiful display of flowers right through until spring.

*Viburnum tinus* is another wonderful choice for winter flowers and will add interest and a beautiful fragrance to your pots and borders. This resilient shrub can withstand harsh winter temperatures and will produce eye-catching pink buds that open to white flowers from October to March.

## Pruning

Another important job for during the winter months is pruning roses to ensure any harsh weather doesn't interfere too much with them. Marcus recommends taking the stems down by half to stop the wind catching plants as much over winter, and then in spring, he suggests pruning back fresh new shoots which will give nice structure for the plants ready to flower next year.

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





Happy Crackers luxury linen reusable crackers (in Santas Stripes), £30, [happycrackers.co.uk](http://happycrackers.co.uk)

## Sustainable Christmas

Small changes can make all the difference in reducing our environmental footprint, especially over the festive season when the potential for waste is high. Here are our favourite products to help you be more eco-friendly this Christmas.



Initially London Ltd monogrammed scented candle, £30, [initiallylondon.com](http://initiallylondon.com)



The Interiors Yard vintage medicine bottles, from £16, [theinteriorsyard.co.uk](http://theinteriorsyard.co.uk)



Ella James honeycomb Christmas tree decorations, £28, [ellajames.co.uk](http://ellajames.co.uk)



Mary Elizabeth Flowers wreath craft kit, £38, [maryelizabethflowers.co.uk](http://maryelizabethflowers.co.uk)



Paper High silver antique effect tea light holders, £19.95, [paperhigh.com](http://paperhigh.com)



Paper Starlights lanterns, from £16.95, [paperstarlights.com](http://paperstarlights.com)



## ESPC raises over £3000 for the Royal Zoological Society of Scotland

ESPC is celebrating raising over £3000 for the Royal Zoological Society of Scotland (RZSS) after a successful auction of giraffe sculptures.

A total of 36 eight-foot-tall sculptures, including ESPC's 'Edinburgh at Night' giraffe, were sold to raise vital funds for the wildlife conservation charity.

Museum of Scotland enthralled throughout the evening with some exciting bidding wars and quirky stories of the giraffes and their artists.

The Giraffe About Town event on 4 October raised an incredible £246,000 for the RZSS.

Paul Hilton, CEO of ESPC, said: "We are delighted to announce that we have raised £3400 for the RZSS as part of the Giraffe About Town auction.

ESPC's giraffe, which was designed by artist Megan Hicklin, was sold for £3400. It featured a golden Edinburgh skyline that includes iconic landmarks such as Edinburgh Castle, the Scott Monument, the Forth Rail Bridge and St Giles Cathedral.

"We would like to thank Megan Hicklin for designing the ESPC giraffe and everyone who supported the RZSS appeal.

Megan has been working as an illustrator at her Edinburgh-based company Neon Magpie for seven years and her work uses strong lines, gold accents and bold colours, all of which are reflected in this giraffe's design.

"We are excited about further fundraising activities and so look out for what we have planned next!"

TV personality and renowned auctioneer Charles Hanson kept the crowd at the National

Ben Supple, Director of Engagement and Business Development at RZSS, said: "The trail has been a wonderful way to encourage more people to explore our beautiful city after lockdown and celebrate the capital's rich and diverse cultural heritage.

"Raising £246,000 is a fantastic achievement that will help support our charity's vital wildlife conservation work here in Scotland and around the world, from protecting giraffes and chimpanzees in Uganda to restoring wildcats and pine hoverflies in the Highlands.

"Giraffe About Town would not have been possible without the hard work and dedication of so many individuals, organisations, schools and community groups. We cannot wait to see the herd in their new homes."



Wow your guests this winter with these luxurious Darcy dining chairs from Sofa.com in jewel-coloured velvets.

Sofa.com Astrid Dining Table (£1900) and Darcy Dining Chairs in Scuba, Plum, Neptune and Jupiter, sofa.com

## My 9-to-5

The founder of East Lothian-based skincare company Seilich, Sally Gouldstone, shares her daily life and career path.



**Sally Gouldstone**  
Founder of skincare company Seilich

### Where do you call home?

I live in Pencaitland in East Lothian. I previously rented in Edinburgh and bought a cottage here with a garden. We weren't sure what we were moving into but the community here is brilliant and the area has beautiful walks. Everyone thinks about the coast in East Lothian and fewer people want to live inland so there is less pressure on housing stock.

### My day starts with...

My alarm goes off when my four-year-old wakes up between 5-7am. I like to do yoga, make porridge for breakfast and walk my child to the school nursery. I try not to take my phone with me and get my head in order before going back home at 9.15am. The workshop is in Rosemains Steading.

### My main responsibilities are...

I have gone from working in a big organisation where I just had to do my research and the rest was taken care of to having to do it all. I plant seeds, harvest them, make skincare products and do all the paperwork. I am always working but you can do it around a family.

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

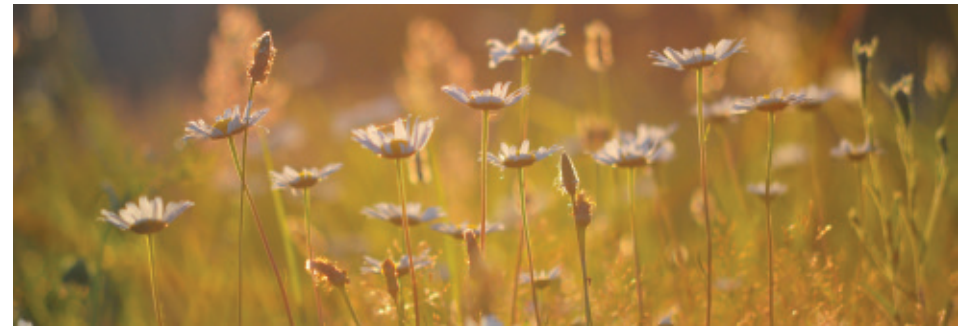
In spring we plan what we will make for that year. In summer the harvests will come in and in autumn we make the botanical extracts. In winter we make batches of products. When we are working with retailers we need a long timeframe - we need to know a year in advance

as we grow the plants to order but a lot of retailers like that. The fresh ingredients we use make the business unique.

People have been more interested in supporting local businesses after lockdown where many people told us they started searching for local companies to support. I felt so grateful for that.

### I got my job...

Before Seilich I was mostly working at the Royal Botanic Garden Edinburgh as a nature conservation scientist. When I had a baby it was a chance to step away from that. In the research sector you are always trying to find funding for work. When I was on maternity leave I realised other mums care about nature and the environment and are using their consumer power to choose natural products. The first thing I did was create a wildflower meadow. I harvested a few of them, made products from them and sold them.



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

I love all of it but my favourite part is seeing the meadows we create. We use our profits to increase the amount of wildflower meadows and it's great seeing the flowers come off and the wildlife move in. It allows me to fund conservation work in a new way.

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

At the beginning of this year we ran a crowdfunding campaign to create the largest meadow of its type in the area. We got so much support and exceeded the amount so we could create an even bigger meadow than we hoped to.

We are the only company in the UK to have a Wildlife Friendly Certification which makes me very proud and I think it shows our absolute commitment to nature.

The beauty industry has got on board with what we are doing too - we are really being recognised and supported. Consumers want products that are good for the earth. I think for a long time natural products didn't have a lot of active ingredients - companies found a compound in nature and made an artificial version of it. People now pay more attention to where the ingredients in natural products come from.

### After work I...

I go outside walking in East Lothian. The inland areas have beautiful woodlands that are

really quiet. There are also lovely walks on the Winton Estate.

### If I wasn't the founder of Seilich, I'd have been...

Even if I wasn't running my own business, I think about conservation all the time and would be doing a job related to that.

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

You have to feed the beast, the business being the beast, you have to invest in it and take risks. Don't be frightened to do that as it's a normal part of running a business.



You can find out more information about Seilich at [seilich.co.uk](http://seilich.co.uk) or [@seilich\\_botanicals](https://www.instagram.com/seilich_botanicals) on Instagram.



## 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?



## 28 SEAVIEW TERRACE, JOPPA, EDINBURGH, EH15 2HD

OFFERS OVER £665,000

4 2 3 D



Boasting an outstanding waterfront setting with breathtaking views of Portobello beach and over the Firth of Forth to Fife in the distance, this handsome, traditional terraced house enjoys four/five bedrooms, two/three reception rooms, a kitchen, a bathroom, and a shower room, plus front and rear gardens, a detached garage, and access to unrestricted on-street parking. The home now requires modernisation and upgrading.

### VIEWING INFORMATION

By appointment through Gilson Gray 0131 253 2993



## 4/5 EAST CASTLE ROAD, MERCHISTON, EDINBURGH, EH10 5AR

OFFERS OVER £598,000



A fabulous first-floor flat part of a converted traditional detached villa in the prestigious Merchiston district of the city perfectly positioned for access to an excellent range of amenities within Morningside, Bruntsfield, Polwarth and a short journey to the City Centre.

### VIEWING INFORMATION

By appointment please telephone 0131 253 2699



## 22/8 KINELLAN ROAD, EDINBURGH, EH12 6ES

OFFERS OVER £590,000



Exceptional ground floor apartment | Beautiful shared grounds | Exclusive gated development | Large terrace | Secure parking space | Spacious sitting/dining room | Kitchen and utility | Principal bedroom with en-suite | Double bedroom 2 | Bedroom 3/study | Bathroom | GCH/DG.

### VIEWING INFORMATION

By appointment telephone Agent or direct via [espc.com](http://espc.com)





## 10 CRAIGCROOK TERRACE, EDINBURGH, EH4 3QN

OFFERS OVER £550,000

3  1  2  C 



This elegant stone fronted Victorian house forms part of a charming period terrace, located in Edinburgh's desirable Blackhall area. The property boasts a magnificent south-facing garden to the rear and strikes the perfect balance of period charm and contemporary style.

### VIEWING INFORMATION

By appointment through Neilsons 0131 253 2858

**NEILSONS**  
Solicitors & Estate Agents

## 11 ROSEBANK GARDENS, TRINITY, EDINBURGH, EH5 3QR

OFFERS OVER £550,000

4  2  2  D 



Beautiful four-bedroom family home in Edinburgh's desirable Trinity.

### VIEWING INFORMATION

For more information or to arrange a viewing:  
Edinburgh 0131 524 9797  
Viewings@mcewanfraserlegal.co.uk

**McEwan Fraser**



## WOODSIDE HOUSE, ECCLES, KELSO, TD5 7QP

IRO £430,000

4  4  4  D 



Woodside House is a real hidden gem; wonderfully secluded into a private corner of the village with a lovely woodland edge aspect. The nature and scale of the property is not appreciated until you enter the grounds via the private driveway; having originally served as two dwellings which were combined in the 1990's and then extended. The internal layout can easily adapt to different requirements or the ever changing demands of modern family life. This super family home is perfect for those seeking a quiet and established village setting, yet remaining close to Kelso and only one hours drive from Edinburgh.

### VIEWING INFORMATION

Contact Hastings Legal & Property Tel: 01573 922603



## FLAT 2F2, 140A COMISTON ROAD, EDINBURGH, EH10 5QN

FIXED PRICE £420,000

4  1  2  C 



Generously proportioned traditional second floor flat | Highly sought-after location | Open views | Excellent local amenities | Bright & well presented | Fine period features | Sitting/dining room with bay window | Kitchen/breakfast room | 4 double bedrooms | Bathroom | GCH & DG.

### VIEWING INFORMATION

By appointment telephone Agent 0131 581 5711

SIMPSON  
& MARWICK



## 36 EAST CLAPPERFIELD, EDINBURGH, EH16 6TU

OFFERS OVER £370,000



Presented in move-in condition, this impressive three-bedroom detached villa, situated in a quiet cul-de-sac within an established modern development in the Liberton district will make a superb family home. Having a bright rear southerly aspect, mature gardens and a garage, this property is definitely a must-see.

### VIEWING INFORMATION

By appointment call 0131 253 2767

**tc young** solicitors

## 52 3F1 MARCHMONT CRESCENT, EDINBURGH, EH9 1HE

OFFERS OVER £370,000



Delightful third floor flat | Shared rear garden | Sought after residential area | Hall | Sitting room with feature fireplace | Kitchen/dining room | Two double bedrooms | Box Room | Bathroom | Excellent storage | GCH | Permit parking.

### VIEWING INFORMATION

By appointment telephone Agent 0131 581 5711

**SIMPSON  
& MARWICK**

## 41 LYLE COURT, 25 BARNTON GROVE, EDINBURGH, EH4 6EZ

OFFERS OVER £360,000

2  1  1  B 



Superb second-floor flat | Exclusive assisted living retirement development | Sitting/dining room | Kitchen | 2 double bedrooms | Bathroom | Beautiful shared grounds with roof terrace | 24-hour management cover | Variety of residents' facilities | Electric heating & DG.

### VIEWING INFORMATION

By appointment telephone Agent 0131 581 5711

SIMPSON  
& MARWICK

## UPPER BROOMLANDS, STIRCHES ROAD, HAWICK, TD9 7HF

OFFERS OVER £360,000

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. A charming garden frontage enclosed with hedging and sheltering trees, and an extensive private driveway with access to the garage, external steps then lead on to the main door for the villa.

### VIEWING INFORMATION

Contact Hastings Legal & Property Tel: 01573 922603

HASTINGS



## 16/5 RUSSELL ROAD, MURRAYFIELD, EH12 5NE

FIXED PRICE £320,000



Situated in sought-after Murrayfield, within walking distance of the West End and Haymarket's transport hub, this two bedroom, two bathroom flat lies on the second/top floor of a stylish development.

### VIEWING INFORMATION

Call VMH 0131 253 2964



## 179/6 GILMORE PLACE, EDINBURGH, EH3 9PW

OFFERS OVER £280,000



Bright and sunny second-floor flat | Attractive tenement building | Sought after location | Sunny shared rear garden | Spacious hallway | Sitting room with bay window | Kitchen/dining room | Double bedroom | Double boxroom | Widened bathroom | GCH | Permit parking.

### VIEWING INFORMATION

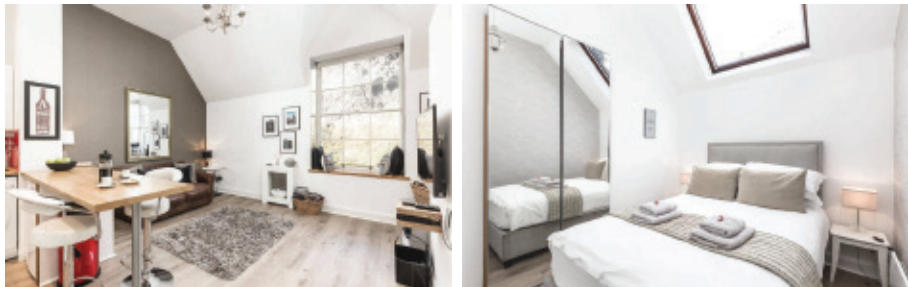
By appointment telephone Agent 0131 581 5711



## NUMBER 1 GRASSMARKET (FLAT 30), EDINBURGH, EH1 2HY

OFFERS OVER £249,000

1  1  1  E 



An excellent opportunity to purchase this penthouse apartment in the heart of Edinburgh's historic Grassmarket. The apartment is part of a C-listed historic baronial style stone building which originally dates from 1875 and has unrivalled views of Edinburgh Castle. The property comprises a large bright living/kitchen with a vaulted ceiling, beautifully decorated double bedroom and luxurious shower room with the Italian marble, mosaic floor and walk-in rain shower.

### VIEWING INFORMATION

Viewings by appointment with Coulters  
0131 253 2215

**COULTERS** ©

## 12 SPROUSTON ROAD, KELSO, TD5 8EU

OFFERS OVER £240,000

3  1  2  D 



A fantastic choice for those ready to create a forever home, ideally set just off the vibrant cobbled square of Kelso, and within a short walk of both amenities and wonderful open countryside, 12 Sprouston Road is brimming with potential. On a sought-after traditional street, the property benefits a wonderful garden frontage extending to the drive, garage and main entrance. With exceptionally generous plots, the properties set on this particularly charming row enjoy excellent privacy and endless scope for extension.

### VIEWING INFORMATION

Contact Hastings Legal & Property Tel: 01573 922603





## ELLERSLEA, HOUNDLAW PARK, EYEMOUTH, TD14 5DA

OFFERS OVER £220,000



Ellerslea is an exceptionally deceptive townhouse - offering great family accommodation over three floors. Located in the heart of Eyemouth and only a stone's throw away from the town centre amenities and attractions Ellerslea is a really deceptive townhouse. With accommodation extending over three floors and a kitchen extension to the rear, the property offers great scope as a traditional family home. The property benefits from a sun trap, low maintenance rear garden plus a garage which is accessed via the lane to the rear.

### VIEWING INFORMATION

Contact Hastings Legal & Property Tel: 01573 922603



## 364/7 GORGIE ROAD, GORGIE, EH11 2RQ

OFFERS OVER £149,950



Enjoying a prime location in the heart of popular Gorgie, this ground-floor, one-bedroom flat presents a delightful city home or a lucrative rental investment.

### VIEWING INFORMATION

Call VMH 0131 253 2964



## 2/29 BARNTON AVENUE WEST, BARNTON, EDINBURGH, EH4 6EB

FIXED PRICE £145,000



Attractive and well maintained ground floor flat, forming part of a respected retirement complex, situated amidst delightful landscaped grounds with ample residents parking facilities. This appealing flat provides comfort and peace of mind including a 24 Careline system, a warden service, hand height power points, a lovely residents lounge and guest rooms which can be rented at a very affordable rate.

### VIEWING INFORMATION

By appointment with Warners 0131 668 0440



## 20 LARCHFIELD NEUK, BALERNO, EH14 7NL

FIXED PRICE £130,000



Larchfield Neuk is a small an exclusive retirement development situated in the highly regarded village of Balerno.

### VIEWING INFORMATION

By appointment with Warners 0131 668 0441





## 6B MITCHELL'S CLOSE, HADDINGTON, EH41 3NB

OFFERS OVER £130,000

2  1  1  E 



McEwan Fraser is delighted to present this generous B-listed two-bedroom flat on Mitchell's Close which overlooks Market Street in the centre of Haddington.

### VIEWING INFORMATION

For more information or to arrange a viewing  
Edinburgh 0131 524 9797  
viewings@mcewanfraserlegal.co.uk



## DEVELOPMENT SITE RUMBLETON LAW GREENLAW

OFFERS OVER £130,000

 0  0  N/A 



Fabulous rural development site with full planning consent for two x three bedroom properties. 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.

### VIEWING INFORMATION

Contact Hastings Legal & Property Tel: 01573 922603





## FLAT 10, ERSKINE BEVERIDGE COURT, KY11 3AW

OFFERS OVER £125,000



McEwan Fraser Legal is delighted to present to the market this second-floor apartment in the city of Dunfermline. Within walking distance to the train station and town centre, 10 Erskine Beveridge Court is a beautifully appointed apartment set within the attractive walls of the former silk mill.

### VIEWING INFORMATION

For more information or to arrange a viewing:  
Dunfermline 01383 660 570  
viewings@mcewanfraserlegal.co.uk



## 44D CASTLEGATE, JEDBURGH

OFFERS OVER £105,000



Enjoying an elevated position on the traditional Castlegate, this charming first floor flat is well appointed and benefits from a popular central position with wonderful open outlooks across the countryside and beyond. Via a secure entry system and stairs leading to the first floor, the long hallway opens up to a fully fitted breakfasting kitchen, large lounge with feature fireplace, three double bedrooms, contemporary shower room - with a fresh and neutral décor with striking exposed wood flooring and plenty of in-built storage throughout.

### VIEWING INFORMATION

Contact Hastings Legal & Property Tel: 01573 922603





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