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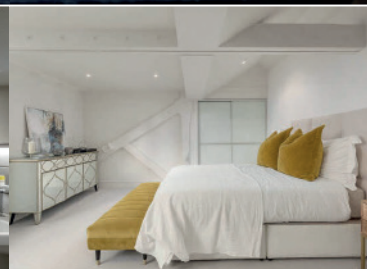
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CITY & COUNTRY



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Hello!

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

Don't miss our features on the best areas for commuters to Edinburgh to live and read our top tips on how to create a luxury kitchen for less. Plus, find out the latest on energy efficient homes.

## Editor's note

Emer O'Toole

John Lewis & Partners look at how to transform your bathroom into a relaxing spa and Dobbies reveals the positive impact plants can have on our homes and wellbeing.

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

Happy reading!

*Emer*



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COVER IMAGE: Dobbies  
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# ESPC events

Whether you're a first-time buyer, a homeowner wondering about the right time to sell, or a potential investor thinking about buy-to-let property, ESPC's events can help you on your property journey.



## Buy-to-let event

Are you thinking of starting or expanding your buy-to-let portfolio? We will be joined by property experts from our solicitor estate agent member firms, mortgage advisors, tax specialists and lettings professionals who will give you tailored advice in our one-to-one, drop-in style sessions.

If 2023 is the year you invest in the property market, this is a must-attend event for you. There are three time slots available and the event will last around 45 minutes to an hour per person.

Our event will begin with an introductory talk and overview of the market by ESPC Head of Lettings, Nicky Lloyd, before you get the chance to speak one-to-one with industry experts.

Due to the nature of this event and the personalised experience we want our attendees to have, we have limited spaces available, so make sure you sign up now at [espc.com/events](http://espc.com/events)

Complimentary fizz and a goody-bag will be handed out on the night.

### Experts

On the night we'll be joined by the following:

- ESPC Lettings Nicky Lloyd
- ESPC Mortgages Shirley Mushet and Paul Demarco
- Tax specialists: Alison Pryde of Anderson Strathern and Laura Fairgrieve of Gillespie Macandrew
- Property experts from our solicitor estate agent member firms: Lisa Connolly of McDougall McQueen

Date:  
**Thursday 23rd February**

Time:  
**5:30pm-7:45pm**

Location:  
**107 George Street, Edinburgh,  
EH2 3ES**

## First-time buyers' event

Want to find out more about buying your first home? Our event will help answer all your home buying questions!

Our relaxed event will cover all bases for what you need to know as a first-time buyer who has never been through the process before.

ESPC's friendly team will greet you with complimentary fizz and a goody-bag before you enjoy a welcome talk by a market expert.

After the welcome seminar, you can chat to approachable solicitors and mortgage advisors in our one-to-one sessions, giving you the chance to ask questions that are unique to your circumstances.

Whether you're thinking of buying in two years or two months, have a think of any questions you may have in advance. We'd

love to answer those for you! Attendees can bring a plus one.

Due to the popularity of this event, numbers will be limited so make sure you sign up at [espc.com/services/events](http://espc.com/services/events).

### Experts

On the night we'll be joined by the following:

- ESPC Mortgages
- Solicitor estate agents from ESPC member firms

Date:  
**Thursday 30th March**

Time:  
**5.30pm-7.30pm**

Location:  
**107 George Street, Edinburgh,  
EH2 3ES**



If you can't make the event, we offer free advice throughout the week. Just pop into the Property Information Centre on 107 George Street at an alternative time. Give us a call on 0131 624 8000 or email [marketing@espc.com](mailto:marketing@espc.com) if you have any questions.



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# A splash of colour

A bright two-bed flat in Dunfermline that is full of character.







With good bus and train links to Edinburgh and the rest of Scotland, it's no surprise that Dunfermline, Scotland's newest city, has become a property hotspot in recent years for buyers who want more spacious homes.

Forming part of a B-listed stone built 'stables conversion' in an idyllic rural setting in the village of Oakley, which is just five miles from Dunfermline, this beautiful two-bed flat would be ideal for a first-time buyer or young professional. The home is set within the grounds of the historic Inzievar House, with seven acres of woodland surrounding the property - ideal for country walks.

The property is entered via a shared entrance hall which has a spiral staircase leading to the home - with space for outerwear and shoes, as well as a built-in storage cupboard. There is a cosy living room with beautiful hardwood floors, a traditional fireplace, a sash and case window with a window seat which would be the perfect reading nook. The kitchen has an exposed stone wall, stylish white units and press shelving for extra storage.



The flat also has two spacious double bedrooms (one with a built-in wardrobe) and a modern bathroom with a chic three-piece suite, attractive green wall tiles, a rainfall shower over the bath, tiled splash walls and a ladder-style radiator. The property benefits from good storage in the form of two loft spaces and a shed.

Oakley is a village at the mutual border of Carnock and Culross parishes in Fife. Two burns merge in the village, the Oakley and Comrie Burns, creating a pleasant walking area in the summer months.



3 Inzievar Courtyard, Dunfermline, KY12 8HB      2 bed | 1 bath | 1 reception room  
 Offers over £160,000  
 Selling solicitor: Mov8 (an ESPC chartered firm), call 0131 253 2982



# The House Price Report: January 2023

We take a closer look at how the property market performed in January 2023 and consider the impact of recent interest rate rises.

The period of November 2022-January 2023 was a challenging period in the property market due to changes to the financial market, the rising cost of living and the energy crisis.

On 2 February, the Bank of England announced a rise in interest rates by half a percentage point to 4% which will increase mortgage payments for homeowners on tracker mortgages who will pay about £49 more a month. Those on standard variable rate mortgages face a £31 increase.

The impact of this remains to be seen but there is evidence that the market is returning to pre-pandemic norms. We continue to see strong interest in home buying and selling with quick selling times and high levels of the Home Report valuation being achieved.

Between November 2022 and January 2023, new property listings in Edinburgh, the Lothians, Fife, and the Borders were down by 4% year-on-year.

There was a significant rise in new property listings in areas beside the sea - South Queensferry, Portobello and Musselburgh.

Sales volumes across Edinburgh, the Lothians, Fife and the Borders reduced by 15.7% annually. Comparing property sales in November 2019-January 2020 to November 2022-January 2023 we see comparable numbers of properties, highlighting that the market is returning to pre-pandemic levels after two years of very high demand.

The average selling price of property across Edinburgh, the Lothians, Fife, and the

Borders increased by 5.6% year-on-year to £284,614 in November 2022-January 2023.

The City of Edinburgh saw average property selling prices rise to £302,073. Following high demand for properties in the past year, one and two-bedroom properties were popular with Edinburgh buyers.

Many out-of-town areas saw rises in average selling prices, with two-bed flats in Joppa and Portobello increasing to £304,460 and three-bedroom houses in South Queensferry and Dalmeny rising to £312,458.

In November 2022-January 2023, 85% of properties sold for their Home Report valuation or higher, with the average property achieving 105% of Home Report valuation at sale. If we compare this to the last 'normal' year before the pandemic, in November 2019-January 2020, when properties achieved 102% of Home Report valuation at sale - sellers should get some reassurance that the market is continuing to perform well.

East Lothian properties attained the most over Home Report valuation, with properties achieving 107% of their valuations on average.

Properties in the City of Edinburgh achieved 105% of their Home Report valuation on average.

The median time for properties to go under offer was 19 days, two days slower than the previous year. Comparing this to the same period in 2019, homes went under offer in 23 days in November 2019-January 2020, showing activity levels are now very close to those before the pandemic.

Paul Hilton, CEO of ESPC, said: "The past three months should have been turbulent for the property market due to rising interest rates, the cost-of-living crisis and increasing energy bills.

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**520,000**  
My ESPC emails sent during January

However, as the latest ESPC data shows, the market in Edinburgh, the Lothians, Fife and the Borders is robust with strong competition for properties and 84.9% of properties selling for their Home Report valuation or higher."

"We are seeing noticeable demand for areas in Edinburgh that are popular with a range of buyers. Abbeyhill and Meadowbank have seen considerable demand from first-time buyers while South Queensferry and Dalmeny are popular with those looking for family homes."

"The market appears to be returning to pre-pandemic volumes, which should result in a more balanced market for buyers and sellers alike."



Key points

**£284,614**  
average selling price  
The average selling price rose 5.6% year-on-year to £284,614

**105%**  
average percentage of Home Report valuation achieved  
On average, buyers paid 105% of Home Report valuation, down 1% annually

**19 days**  
median time to sell  
The median selling time for properties was 19 days, two days slower than the previous year



# Everything you need to know about becoming a landlord

Nicky Lloyd, Head of ESPC Lettings, shares the most frequently asked questions from prospective landlords about buy-to-let properties.

**E**dinburgh is a popular area for buy-to-let properties but what do you need to know before embarking on your property journey?

### Should I use a letting agent or manage the property myself?

The cost of a full management service may seem significant, but it will bring you peace of mind that your tenants and property are being properly taken care of, and that you and your property are compliant with all the current legislation requirements. With a full management service, the agent will photograph and market the property, conduct viewings, screen potential tenants, carry out referencing, provide a full photographic inventory and provide a Private Residential Tenancy agreement. They will also take the rental payment and handle deposit protection, carry out inventory checks, issue the relevant certificates and carry out safety checks.



If you're a self-managing landlord, you will have to commit time and effort to make sure you know your rights and responsibilities.

### How much rent should I charge?

Looking at the gross rental yield of a property is vital for landlords to understand if a property will be a good buy-to-let investment.

It's worth speaking to local experts to find out potential rental income and how attractive a property is likely to be to tenants.

ESPC Lettings will help you get started and develop your portfolio with continued buy-to-let advice, reviewing performance regularly to ensure you are getting the best return. Go to [espc.com/services/lettings/rental-yield-calculator](http://espc.com/services/lettings/rental-yield-calculator) to calculate the property yield based on property purchase price and monthly rental income.

### Can I enter the property during the tenancy?

Yes, but you will have to give the tenant notice.

### Who is responsible for council tax?

When a tenant is living in the property, they will be responsible for paying council tax. This should be clearly stated in your rental agreement.

However, when the property is vacant in between tenants, landlords will have to pay council tax and other bills.

ESPC Lettings is an Edinburgh letting agent. We can help with marketing your rental property and finding the right tenants. To organise a free buy-to-let marketing and management proposal meeting, contact the team on 0131 253 2847 or [landlord@espc.com](mailto:landlord@espc.com).

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# How to prepare your home to sell in spring

Amy Howard, Property Consultant at Neilsons, discusses how to get your home ready for the busiest time of the year.

Spring is always a popular time to list properties for sale, as we emerge from winter and garden spaces start to look their best. So with increased competition on the market, how do you make sure your property stands out from the crowd?

## First impressions count

Never underestimate the importance of kerb appeal. You don't get a second chance to make a good first impression, and as the entrance to your home is both the first and last thing viewers will see, it needs to be as appealing as possible. A freshly painted front door with polished door furniture and clear numbering, reassuring buyers they're in the right place, can really get your viewing off on the right foot. If your property is within a shared building, make sure it's clean and presentable too. If you have your own entrance

or front garden then adding some brightly coloured planters will add colour and interest. Make sure pathways are swept and weeded and any gates are in good working order.

## Indoors

The Holy Trinity of preparing the inside of your home for sale is to declutter, depersonalise and deep clean! Buyers want to imagine themselves living there rather than seeing how you live there, so tuck personal nick-nacks and family photos out of sight, hide cleaning products and signs of domesticity – they don't want to imagine themselves having to scrub the bathroom! You don't need freshly baked bread or brewing coffee to create the right impression but clean, well-aired rooms are essential. Adding fresh flowers, a bowl of fruit or good quality scented candles can really help to set the scene.



## Reception rooms and kitchens

Show buyers how they can use the space with areas clearly staged with living and dining furniture. Clear kitchen work surfaces of any clutter, just leaving the essentials like a kettle or toaster and some matching caddies. Be warned that if your appliances are integrated, buyers may well look inside your fridge or dishwasher so make sure there are no unpleasant aromas!

## Storage spaces and garages

If buyers see these spaces full to breaking point with your stuff, they simply won't see or appreciate the space that's really on offer. It is often worth hiring a storage unit or boxing things up to store at a friend or family member's house while your sale is ongoing. Make sure cupboard doors are in working order and that any shelving is properly fitted.

## Bedrooms and bathrooms

Buyers want to see these as spaces of rest and relaxation so make the beds with clean, matching linen and tidy away any clothes or clutter. Double bedrooms should ideally be shown with a double bed, proving how the space can be utilised. For bathrooms, add fluffy matching towels and tidy away personal items like toothbrushes and cosmetics.

## Gardens

A well-presented garden can be seen as really valuable extra space so make sure the grass is cut, hedges and trees are cut back to maximise the space and stage any patio or seating areas with garden furniture to show how they can be used. Again, as we're not yet in full spring bloom, adding some brightly coloured planters can enhance the space and your photographs!

For more top tips on preparing your property for sale, call Amy and the friendly team at Neilsons on 0131 625 2222 or email amyhoward@neilson.co.uk





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# Contemporary living

A stylish two-bed duplex with stunning sea views.



Looking for a contemporary home beside the sea with great access to Edinburgh city centre? Look no further than this beautiful two-bed flat in the harbour area of Newhaven.

The property forms part of the prestigious Platinum Point development and is located over the fourth and fifth floors. It has been significantly upgraded by the current owners and the standout features of the home are its stunning sea views and abundance of natural light: in the open-plan living space, a wall of glass floods the room with light, leading out onto the private balcony. The second bedroom (or a second living room) upstairs has windows running the entire length of one wall with a French window leading to a Juliet balcony.

The home also contains a spacious hall, a beautiful open-plan living space with ample room for seating areas, and a chic kitchen

with sleek white cabinets and integrated appliances, a primary bedroom with a stylish en suite bathroom with a shower and a bath, a study/boxroom, a modern guest bathroom and two further spacious bedrooms with wonderful sea views.

The flat would suit young professionals, with a flexible layout and plenty of space to work from home in the second bedroom or the boxroom, Gigabit broadband, a communal Sky dish and Freeview. Externally there is an allocated parking space in the underground garage and a central courtyard.

Newhaven sits on the Firth of Forth between Leith and Granton and is a conservation area. It has easy access to a scenic path and route which leads into the city centre. It is also only a short journey from the trendy bars and eateries in the neighbouring Shore area.



“

It has been significantly upgraded by the current owners and the standout features of the home are its stunning sea views and abundance of natural light.

”

3/18 Western Harbour Breakwater, Edinburgh, EH6 6PA

Offers over £480,000

Selling solicitor: Lindsays (an ESPC chartered firm), call 0131 253 2327

2 bed | 2 bath

2 reception rooms





## Everything you need to know about the LIFT scheme

Paul Demarco, Independent Mortgage Adviser with ESPC Mortgages, gives an overview of the LIFT scheme for first-time buyers.

**A**re you looking to purchase your first property this year? LIFT or the Low-cost Initiative for First Time Buyers could help you out. The scheme is a Scottish Government shared equity arrangement, which has helped more than 12,000 people to buy a home.

### How does it work?

There are two LIFT schemes: Open Market Shared Equity (OMSE), and New Supply Shared Equity (NSSE).

The OMSE scheme is for people who cannot afford the full price of a home in the open market. The NSSE scheme allows buyers to purchase a new-build home from a housing association or local council.

Both schemes are open to first-time buyers and certain priority groups across Scotland, with low to medium incomes.

Buyers purchase the bigger share of the property (usually between 60-90%), and the Scottish Government contributes the remaining cost. For example, if you pay 75%, the Scottish Government will pay the remaining 25% and hold this under a shared equity agreement with you. You will need a minimum 5% deposit, to add to the mortgage and Government share.

You will have complete ownership and have the same responsibilities as any other homeowner, including paying the mortgage, council tax and insurances, as well as any costs associated with the purchase.

### What happens if you sell the property?

The Scottish Government receives a share equivalent to the original contribution, i.e., if it paid 25% of the purchase price, it would receive 25% of the sale price, even if that figure is greater. In most cases, you can increase your share during your ownership, with the option to own your home outright, meaning the Scottish Government will no longer have a share.

A maximum threshold price applies to buyers using the OMSE scheme, with different thresholds across Scotland which have recently been increased to higher levels. The other change is that all buyers can now pay over the property valuation from their own funds as long as the price paid is within the threshold for the property size and area.

### How can you apply for the LIFT scheme?

The application process is different for both schemes, and all of the information can be found on the Scottish Government website.

Mortgage advisers can discuss your application with you, and help you find the most appropriate mortgage.

For the OMSE scheme, successful applicants will receive a 'passport letter' with their threshold price.

You'll need to check that your mortgage lender offers mortgages for LIFT buyers, but your broker can advise on this.



ESPC Mortgages offer expert independent mortgage advice in Edinburgh. 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. 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.

# The best places to live for an *easy commute*

The rising cost of living, working from home and a desire for more space and a garden may be reasons why you are thinking of moving outside Edinburgh city centre, but what are the best areas for an easy commute to the Capital?

Location is one of the most important factors when choosing a home. Moving to a different part of the city or to the countryside can be daunting but if you do your research, you should find somewhere to suit your lifestyle and budget.

## Commuting from the Borders

With charming country cottages, traditional and modern flats, new builds and farm conversions, the Borders is an appealing place to live for a range of buyers.

One of the biggest incentives for Borders buyers is the strong affordability of homes in the area – in November 2022-January 2023, the average selling price was £237,600.

### Peebles

Peebles, a small town set along the beautiful River Tweed, is only 23 miles south of Edinburgh with an average selling price of £313,032.

The town has something for everyone, from outdoors activities like fishing, walking, golf, cycling and horse riding to fine shopping,



Peebles

Dunfermline

award-winning restaurants and outstanding accommodation to suit all budgets. Peebles also has the distinction of being ranked as the Top Independent Retailing Town in Scotland, and second in the UK, for its range of independent shops.

You can travel to Edinburgh from Peebles by bus, which departs from Peebles Post Office and takes an hour and will cost £4-6 for a single ticket. Typically 208 services run weekly, although weekend and holiday schedules can vary. Driving to Edinburgh from Peebles takes around an hour, depending on traffic.

### Galashiels

In the heart of the Borders, the popular town of Galashiels makes an excellent option for many prospective buyers including first-time buyers, families looking for an affordable starter home, downsizers, those interested in buying a holiday home, or property investors looking for buy-to-let opportunities. The average property price in Galashiels is £138,298.

Galashiels benefits from a direct rail service to Edinburgh Waverley. The train takes around 50 minutes and costs from £11.70 for a return ticket. You can also travel by bus which takes from 90 minutes to two hours and costs £13.90 - £15.20 for a return trip. Travelling by car from Galashiels to Edinburgh takes from 55 to 90 minutes, depending on traffic.

## Commuting from Fife

Fife is popular with a wide range of demographics - including families, retirees and students due to its typically lower property prices, culture and fantastic outdoor activities. The average property price in Fife is £237,723.

### Dunfermline

Dunfermline, Scotland's newest city, is packed with heritage and history, and it's increasingly popular with families and first-time buyers as it is just 15 miles from the Capital. The average property price in the city is £205,705.

There's easy access to the M90 for the Queensferry Crossing and driving into Edinburgh takes just 35 minutes. Public transport is good too, with a bus station and two railway stations (Dunfermline City and Dunfermline Queen Margaret) that have regular links across the country. Prices start at £6.30 for a return ticket.



### Commuting from Midlothian

Searching for the perfect balance of countryside quiet and city buzz? Midlothian might just be exactly what you've been looking for. You'll also find an array of available property styles, spanning picturesque cottages and grand Victorian terraces, to sleek new-build properties. The average property selling price in Midlothian is £253,985.

### Bonnyrigg

Positioned eight miles southeast of Edinburgh, Bonnyrigg is another great option for those hoping for an easy commute. It isn't on a train line, but there are regular and fast bus services to the Capital. Straiton Retail Park is also nearby, with a variety of large chain shops.

The town offers a wide range of different property types and can be particularly good for first time buyers, with a good variety of smaller houses and flats for sale, alongside the larger family homes. The average property in Bonnyrigg costs £250,149.

Bonnyrigg is just a 50-minute bus journey to Edinburgh, with a day ticket costing £4.50, or 25-40 minutes by car depending on traffic.

### Dalkeith

Lying on the River North Esk, Dalkeith is a picturesque town that is the perfect choice for those who want to live near open green spaces like Dalkeith Country Park. The average property selling price in Dalkeith is £211,364.



Dalkeith

The town is popular with families due to its range of schools and family-friendly activities including Ryze trampoline park.

Dalkeith is located just eight miles southeast of Edinburgh, making it handy for commuters. A train from Eskbank station takes 20 minutes to get to the Capital, and costs £8.30 for an anytime day return. If you are driving, it takes 30 minutes to get to Edinburgh, depending on traffic.

### Commuting from East Lothian

Scenic East Lothian is a popular choice for those who love the outdoors and buyers are spoilt for choice with properties in the countryside and beside the sea. It boasts many of Scotland's top beaches as well as having many of its own outdoor spaces. The average property in East Lothian sells for £301,045.

### North Berwick

North Berwick is a scenic seaside town that looks out on to the Forth of Firth, approximately 25 miles east of Edinburgh. North Berwick 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. Golf courses at the ends of each bay are open to visitors.

The town has easy access to Edinburgh from North Berwick train station. The journey takes 30 minutes and costs £7.70 for an anytime day return. It takes 45 minutes to get to Edinburgh by car from North Berwick, depending on traffic.

The average property selling price in North Berwick is £487,985.

### Musselburgh

Musselburgh is East Lothian's biggest town and is located at the mouth of the River Esk, approximately six miles east of Edinburgh.



North Berwick

There are lots of things to do in Musselburgh itself including visiting one of the busiest racecourses in Scotland, for both National Hunt and Flat meetings. The town also has its own rugby club, BMX track and two golf courses.

The average property selling price in Musselburgh is £237,639.

Musselburgh Train Station is located in the south-west corner of the town, next to Queen Margaret University. Wallyford Train Station is a walkable distance for people who live in the eastern end of Musselburgh. Both train stations offer a direct route to Edinburgh Waverley, and tickets start from £3 for a return. Residents can also take the train from Musselburgh to other towns in East Lothian.

There are also four Lothian Buses routes that run through Musselburgh: the 26, 30, 44 and 140. All these buses eventually reach the city centre, but via different routes.

### Commuting from West Lothian

Nestled between Edinburgh and Glasgow, the historic county of West Lothian now has Scotland's youngest and fastest-growing population, as first-time buyers and young families have flocked to the area to enjoy larger

homes, more affordable property prices and access to excellent local amenities.

Even though West Lothian's property prices saw a 22.7% rise during the last three months, the average property price in the region still offers great value for money. The average property selling price is £195,689.

### Livingston

Livingston is located approximately 15 miles west of Edinburgh and 30 miles east of Glasgow and is bordered by the towns of Broxburn to the northeast and Bathgate to the northwest. The average property selling price in Livingston is £182,219.

Livingston offers a bustling feel with plenty of shops, bars and restaurants to keep you busy - plus it's home to the Livingston Designer Outlet, a haven for shoppers, making it a great alternative to living in the city.

Travelling by train from Livingston to Edinburgh takes between 20 - 30 minutes (depending on which station and route) and costs from £6.10 for an anytime day return. Taking the bus from Livingston to Edinburgh takes around 75 minutes and costs around £8 for a day ticket. Travelling by car from Livingston to Edinburgh can take from 40 - 80 minutes depending on traffic.

The travel times and prices mentioned are rough estimates and do not take into account different ticket options that may alter pricing. Exact times and fares, and the best ticket options, should be checked with the relevant travel providers.

\*Average house price figures are based on properties marketed and sold through ESPC. Home Report valuations relate to properties where the Home Report was available on espc.com. Figures relate to the three-month period ending on 31/12/2022.

# How to create a *luxury kitchen* for less

The kitchen is the most functional space in the home. If you want to make it a room everyone can enjoy spending time in then check out our tips to spruce it up without spending a fortune.



“Stylish worktops and splashbacks can instantly make an out-of-date kitchen look incredibly modern.”

Chris Webb, Senior Kitchen Buyer at B&Q

The kitchen can be the most expensive room to renovate in a home with so many factors to think about from appliances to worktops, but there are many small ways to jazz up the space without breaking the bank.

Create the right atmosphere – are you seeking energy at the beginning of each day? A calm place to enjoy a coffee at the weekend? Or an intimate space for relaxed dinners? Here are some tips for how to create a luxury kitchen look for a fraction of the price.

### Keep the space clean

Having a clean space is the easiest way to make your kitchen look chic. Scrubbing your kitchen cabinets and cleaning the grout on tiles can make an instant difference.

Avoid letting dirty dishes pile up and stay on top of expiration dates for food and condiments to maximise space in the cupboards. Wet sponges, unread mail and dirty appliances like toasters and blenders sitting on worktops clutter up the space.

If you want to have tea and spices on display, throw away unsightly boxes and packets and decant products into glass containers that complement the style of your kitchen. Put washing-up liquid into a stylish soap dispenser. If you want to go the extra mile, print out labels to keep track of exactly what you’re placing in each jar. Look on TikTok and Pinterest for storage inspiration if you’re not sure where to start.

### Worktops and splashbacks

Chris Webb, Senior Kitchen Buyer at B&Q, says: “Stylish worktops and splashbacks can instantly make an out-of-date kitchen look incredibly modern. Choose an interesting splashback, such as a copper or patterned design.

“And choose a worktop that will look as good in ten years as it does today – marble effect laminate is a timeless cost-effective option for that luxury look. Make sure your worktop is scratch, heat and spillage resistant – a clean finish is essential.”





### Focus on lighting

Light fixtures can be an easy way to make a kitchen feel more expensive without breaking the bank. Low-hanging fixtures can make the ceiling look higher and chandeliers can really make a statement.

If you don't want to replace your lights, placing mini lamps around the room can also be a quick and easy way to make the space feel cosy. If you have a lounging area in your kitchen, a floor lamp can create a more relaxed feel.

### Replace hardware

You might be surprised at what upgrading drawer and cupboard handles can do to a space. An old drawer can look brand new with a sleek handle, and even sink fixtures like taps can be changed for a quick revamp.

### Don't forget about the finishing touches

A high-end kitchen features pure luxury, right down to the smallest details. This is where you can really save the cash, without anyone being able to spot the difference.

Adding paintings and prints can be a simple way to inject some personality into your kitchen and make it look more stylish. If you want the space to look cohesive, paint the frames of your artwork the same colour as your kitchen cabinets.

Fresh flowers and plants bring a lovely fragrance into the room. Windowsill herbs look attractive and are also functional. Invest in an elegant plant pot to tie the look together.



### Think about colour

A splash of paint can make all the difference. Colours like cream and beige can make a kitchen look elegant and create a calming space to be in.

If you don't want to repaint your entire kitchen, painting the units can change the space. Make sure you use a primer and an oil-based paint which is more durable than latex in wet areas like kitchens.

# How to create a *relaxing spa vibe* in your bathroom

When you can't go to a spa, create your own at home. These simple tips from Jennifer Morgan, John Lewis & Partners' Interiors Editor, will help you transform your bathroom into a restful, pampering retreat.

Who doesn't love a spa day? Even better, who doesn't love the idea of a spa day at home? You get all the pampering without the high price tag and the awkward journey home still covered in oil and wearing toe-separators. Best of all, it only takes a few small touches to elevate your everyday routine and make your bathroom feel like a relaxing retreat.

"The bathroom is now the place to create wellness at home," explains Sarah O'Sullivan, Partner & Designer, Home Design Studio.

"With an increasing need to revive and restore, we are noticing a move away from polished hotel-style bathrooms towards more organic, calming spaces."

At a time when we all need more peaceful, feelgood moments, these are the expert tips you can use to create that spa-like experience.

## Start with the basics

Creating a relaxed, calming bathroom starts with getting materials and textures just right. If you're decorating from scratch, opt

for natural stone or stone-effect porcelain tiles, rather than high-shine glossy ones – try travertine, limestone or marble. Concrete or rough-plaster effect treatments on your walls can also add to the rustic vibe. We're not talking hotel-style glossy finishes, rather an organic-inspired, tranquil space that's made for relaxation. Wood-effect tiles can be a more practical idea than natural wood, while encaustic or zellige ones are a much more textured and interesting choice than uniform white metro tiles.

While we'd all love to indulge in a lengthy soak in the tub, sometimes a lack of space makes a shower the more practical option. Make sure yours has a variety of flow settings and a handset, which can combine to deliver that rainfall effect. Go for a wet-room area if you're planning a new bathroom – removing the enclosure or glass door will make your bathroom feel more open and help with that spa feel. Make sure there's a fluffy robe close to hand, along with plush spa-like slippers and plenty of super-soft towels – why not roll some up and keep them in a basket? It's a space-saving way to store them and it looks stylish too.

Aqualisa Quartz XTE Electric 8.5kW Shower, £419



John Lewis White Marble Bathroom Accessories Tray, £20



Neom Organics London, Happiness Reed Diffuser, 100ml, £39



John Lewis Rope Basket, Large, £18



John Lewis Supreme Supima Cotton 4 Piece Towel Bale, Dark Steel, £100.00





John Lewis White Marble Soap Pump, £20



John Lewis White Marble Soap Dish, £10



John Lewis White Marble Bathroom Tumbler, £15



For the ultimate luxury, try silky Suvin cotton towels, which are made from Indian-grown Suvin cotton.

Sarah O'Sullivan, Partner & Designer at Home Design Studio



**Not all towels are created equal**

"Think muted colours," says Sarah. 'Shades of browns, beige and blush, rather than crisp white.' Dress a wooden peg rail with towels, hang up a basket or two – ideal for storing those bathroom bits and bobs – and display a few treasures, such as driftwood or dried foliage.

When it comes to choosing towels, look at the GSM rating – which is the grams per square metre – generally the higher the GSM, the thicker and more absorbent the towel will be. For the ultimate luxury, try silky Suvin cotton towels, which are made from Indian-grown Suvin cotton. For more information on choosing towels, read our buying guide.

Add interesting texture to bathroom essentials. Soap dishes are tipped to be big sellers as we try to use fewer plastic bottles and gentler, more artisanal products. Kit your home spa out with a soap dish in smooth marble or terrazzo – and buy a matching toothbrush mug or liquid soap dispenser to complete the look.

**Natural is the way to go**

Wooden pieces are a great way of softening a white bathroom. Bring in a stool – it will not only offer a place to sit and relax, but also an extra styling surface and side table for your candle and glass of wine while you're in the tub. Swap your bath mat for a duckboard, while a wooden bath bridge provides that touch of spa luxury. Use a deep bowl to house body brushes and natural sponges and opt for baskets to keep those necessary but less aesthetically pleasing bathroom essentials out of sight. Just remember with any wooden accessories that you'll ideally need to dry them after use to keep them looking their best.

If you have natural light in your bathroom, you can also add a humidity-loving plant on a windowsill or sink side to further soften harsh angles or stark white tiles. You could even hang a bunch of eucalyptus upside down next to your shower head, so you can inhale the beautifully scented, relaxing vapour as you take a hot shower.

The Little Botanical Pothos and Zamio Marble planters, £70



**Add those indulgent spa treats**

And surely the best part of any spa experience. the deliciously scented, spoiling, soothing products that you'll use. Light a scented candle and treat your skin to scrubs, creams, oils and masks from your favourite spa brands such as Cowshed, ESPA and Elemis. Use a tray to prepare your products in advance so you're not wrestling with lids and bottles with oily hands. Get a clean, soft face cloth ready and an exfoliating mitt or a natural sponge – anything you love to use to feel at your most relaxed and like you've had a proper 'treatment'.



John Lewis ANYDAY Bamboo Bath Rack, £35

John Lewis Chevron Single Towel Cupboard, Natural, £160



Find your interiors inspiration at John Lewis & Partners or at [johnlewis.com](http://johnlewis.com)



# The joy edit

While the pandemic may have sparked a desire for neutral, tranquil spaces to help us find balance amid the chaos, this trend is about all things feel-good and fun as we begin to embrace more vibrant hues. If you are looking for décor to lift your spirits, you'll find all the inspiration you need below - check it out!



Pastel grooved coaster or pen holder, £19.95, marthabrook.com



Pill stool, £130, woodmancoteretro.com



Stacked citrus vase, £26, fiveanddime-interiors.com



Colourful wooden trays, £19.99 each, elliegood.co.uk



Trinket tray in 'happy cloud', £5.95, rexlondon.com



'Seedheads in raspberry sky' wallpaper, £69 per roll, ohpopsi.com



# Positively plants

Dobbies highlights the positive impact plants can have on our homes and wellbeing.

**D**obbies, the UK's leading garden centre, says that there's no better way to welcome positivity into our homes than with some air purifying houseplants.

New research\* commissioned by Dobbies has revealed that indoor plants can cheer us up in the winter months, with four in 10 Brits (40%) saying that colourful houseplants make them feel happier. And, with 42% of Brits saying that houseplants make a house a home, they're a great way to enhance your space and create a welcoming environment.

Dobbies' Senior Houseplant Buyer, Claire Bishop tells us how you can embrace some positive greenery and bring your home to life with houseplants.

For maximum effect, Claire recommends grouping houseplants together to create a mini jungle in your home. "To really make an impact and bring some spring positivity indoors, cluster houseplants of varying sizes together and style in a bright and airy spot. Ideal for filling any empty corners, a houseplant cluster will instantly brighten

any room and you can mix and match your favourite plants to create a unique display. By layering different textures and heights with plants like Monstera, peace lilies and ferns, you can create a showstopping effect that will elevate your interiors and purify the air."

With the current cost of living in mind, Dobbies' research showed that 31% felt that houseplants add greenery and colour to interiors, making them a cost-effective way to make a change. Claire has some tips on how to make the most of the garden centres' good value options. "Our value houseplant range can be grouped together with different flowering varieties in complementing pots for a put-together look and feel. Smaller plants can be raised up on tables for a more impactful display, ensuring you don't need to spend a fortune to create a mini jungle in your home. Alternatively, you could use a Phalaenopsis orchid as your centrepiece and style it with smaller plants and succulents for an eye-catching effect. Orchids are also easy to care for, simply keep your plant at a minimum of 15 degrees in a bright spot out of direct sunlight and water once a week, misting regularly."



While houseplants are often used in living spaces to add some welcome greenery, Claire says they also make for great additions to functional areas of the home, such as your bathroom. "Your bathroom can easily be upgraded with a few humidity-loving houseplants that will thrive in this environment and transform the look and feel of the space. Layering plants such as Calatheas, ivy and Spanish Moss in different levels will help you achieve a gorgeous plant paradise and work well in hanging containers to free up floor space. Ferns and succulents will also add a positive touch and can be styled on a bathboard or windowsill for an extra pop of life."

When it comes to kitchens, Claire says you can use houseplants to bring this space to life without sacrificing its practicality. "Functional kitchen gardens work well in homes of all sizes and can be scaled up or down depending on how much space you have. If you're growing herbs indoors, your kitchen will benefit from their wonderful colour and fragrance, but the greenery doesn't have to stop there. Calatheas

make great kitchen plants as their wonderful striking foliage adds interest to an often neutral space – plus, they only need watered once a week when the soil feels dry to the touch."

Claire notes that even if you're working with limited space or are new to houseplants, they can be a great way to welcome positivity into your home in small ways, with almost one in five Brits (18%) saying that caring for a houseplant improved their mood and sense of wellbeing. Claire notes: "If you're just beginning your houseplant journey, consider starting off with smaller plants and low maintenance succulents and use them to bring different areas of your home to life. Shelves and compact spaces can be upgraded with trailing plants, which are both cost-effective and striking, giving you maximum impact for less. Mix and match different varieties to add drama and interest to your display, and create an Instagram-worthy 'shelfie' that's guaranteed to put a smile on your face and set you up for a positive 2023."

To browse Dobbies' new range of houseplants for 2023, or for more advice and inspiration, visit [www.dobbies.com](http://www.dobbies.com)



\*The above research was commissioned by Dobbies and carried out online between 9th December 2022 and 13th December 2022. The sample comprised 2,004 UK adults. All research conducted adheres to the UK Market Research Society (MRS) code of conduct (2019). All research processes comply with the DPA (2018).

# Out of town

## living

Rosie Peppiette gives us a glimpse of buying her three-bedroom house in South Queensferry, and how ESPC and her solicitor estate agent helped her on her buying journey.



With beautiful sea views, easy access to the city centre by train, bus or car and picturesque countryside walks, it's no surprise that lots of first-time buyers who want homes with more space are moving to the historic seaside town of South Queensferry.

Rosie Peppiette and her partner Jess started their house hunt last year, viewing several homes in Edinburgh city centre before realising that properties in out-of-town areas like South Queensferry opened up their property search as they tend to be more affordable to buy and offer more space.

Rosie says: "We looked on the ESPC website and viewed a few houses in central Edinburgh and then began to look outside of the city centre to see what we could get for our money. We saw our South Queensferry property online and after that we sacrificed a city centre location as it was hard to go back to viewing smaller spaces.

"The ESPC property search is great, and we viewed four properties advertised with ESPC - booking in viewings is very straightforward.

I love the number of filters you can add on ESPC - we wanted a house instead of a flat, and a garden, so we added those in."

Rosie and Jess loved the South Queensferry house as soon as they saw it, with their favourite part being the views of the Firth of Forth bridges from every room in the property.

However, several weeks of tough negotiations followed after the couple put an offer in. Rosie says it was "invaluable" having a solicitor estate agent to help with the process: "It was a daunting experience. The negotiations to purchase the house weren't straightforward and took a few weeks. We took a lot of advice from our solicitors at Gillespie Macandrew as there were lots of parts to it that made it a complicated purchase."

Rosie and Jess got the keys to the house in October last year and started a series of renovations. They are saving up to redo the kitchen and in the meantime they have been painting and adding panelling to the bedrooms and home office. The garden is on a slope which deterred a lot of buyers but with the help of her stepmother who is a garden



“

If I was giving my friends advice it would be to make sure you love the property and are happy with what you are paying for it.

”

designer, Rosie is confident they can tackle it. “We got a good feel for this property and it ticked all the boxes we needed. It had the right level of project to it. I could visualise living there and where we’d put our own mark on it.



“The garden is really steep and on a hill. It has a great view of the bridges and the Firth of Forth – people who viewed the house were put off by the slope, but we were excited to tackle it.”

Rosie has some advice for first-time buyers: “If I was giving my friends advice it would be to make sure you love the property and are happy with what you are paying for it.



“Your first port of call should be to contact a solicitor estate agent and have important documents and a mortgage in principle organised so you can start putting offers in right away.”

Rosie adds: “Don’t get ahead of yourself when making offers on a property. We were emotionally invested in this house. The Home Report was quite high so we didn’t want to



overpay wildly. When you consider mortgage rates and the cost-of-living crisis, houses cost a lot of money.

“Moving is expensive so the biggest lessons I have learned are about finances – get advice from a solicitor on what overpaying is.

“Do your research in general – find out about the area and the neighbours on the street you are living on.”

**Find out more**

Got a home buying or selling question? Speak to a solicitor estate agent for free! We have a

great range of opportunities to speak with a market expert from one of our member firms who can give you the answers you need.

An expert from a local solicitor estate agent is available in our Property Information Centre at George Street, Edinburgh every Wednesday and Saturday to answer your questions and help you with your property buying and selling needs.

Pop in on Wednesdays between 12pm and 2pm and Saturdays between 11am and 2pm. And remember, you can still get help outside of these times by calling 0131 624 8000.

## My 9-to-5

The founder of Musselburgh-based S'wheat, **Jake Elliot-Hook**, shares his daily life and career path.

### Where do you call home?

I live in Tranent but work in Musselburgh. It's only five minutes on the City Bypass. The benefit of having an office in Musselburgh is that our printers are across the road from us. We work with companies who buy our bottles with their company logos on it and hand them out at events.

### My day starts with...

My alarm goes off at 7.05am and I go to the gym for an hour before work – the gym is across the road from the office. I then head to the office for a 9am start. My day mainly consists of meetings and talking to possible clients, and making digital mock-ups of bottles with company logos on them.

### I got my job...

I started the business in my last year of university with my co-founder Amy. Lots of



my classmates had reusable bottles that they replaced every few weeks and I wanted to make a truly circular bottle with plant-based materials so it can biodegrade in landfill. The wheat straw we use for the bottles is left over from farms so there's a zero-waste element to it.

Since I was just out of university, I had no money to start the business. We launched a pre-sale Crowdfunder with a goal of £10,000 in 30 days. We managed to double the funding goal and raised £22,000 which got us off the ground. We then got our first office which was behind an Aldi in Tranent. It was freezing and very small, but we packed up our first orders there. We moved out of there and to Musselburgh two and a half years ago.



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

I like meeting new people. The push for sustainability is great to see. There are lots of companies who manufacture their products in China and have noticed delivery delays, so it has been beneficial for us that people are choosing UK-based manufacturers.

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

We recently had our biggest order with Aston Martin – they used our bottles for on and off-track events because they found attendees were coming with single use plastics and leaving them there.

### After work I...

Go to the gym which helps me relax as it's a stressful job and you're always looking for the next big order to come in. I also like cycling and going for walks – there's a lovely walk along the Esk River.

### If I wasn't the founder of S'wheat I'd have been...

At university I studied psychology so I would probably be working within that field. Lots of my classmates went into teaching so I might have gone down that path or become a counsellor.

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

It's important to make mistakes. Lots of people are scared to fail. We did everything ourselves, as we had no funding. We didn't outsource and had to learn new skills ourselves.

You can find S'wheat on [swheatbottle.com](https://swheatbottle.com) or [@swheatbottle](https://www.instagram.com/swheatbottle) on Instagram.



### About Musselburgh

Musselburgh is located on the south shore of the Firth of Forth in Scotland at the mouth of the River Esk, approximately six miles east of Edinburgh. It is East Lothian's biggest town and is a good base for people who want to live near the city, but also want easy access to countryside and coastline. Activities in Musselburgh include one of the busiest racecourses in Scotland, for both National Hunt and Flat meetings. The town also has its own rugby club, BMX track and two golf courses.

**£237,639** average selling price

**105.9%** of Home Report valuation attained

The median time to under offer is **16 days**

(Figures are based on properties marketed and sold through ESPC. Home Report valuations relate to properties where the Home Report was available on [espc.com](https://www.espc.com). Figures relate to the three-month period ending on 31/01/2023).



## Inside Scotland's push for energy efficient homes

The Scottish Government has ambitious plans to introduce legislation to improve the energy efficiency of homes to eradicate fuel poverty and reduce greenhouse gas emissions, but what does this mean for landlords and tenants?

**W**e all want to live in a home that uses as little energy as possible while retaining as much heat as possible, particularly during the cost-of-living crisis, and with Scottish Government legislation being brought in, energy efficiency will become increasingly important when selling or letting out your home.

Energy Performance Certificate requirements are closely linked with national efforts to reach net zero and the government's Energy Efficiency Standard for Social Housing legislation is expected to make them increasingly important when selling.

Currently, all properties must have an EPC before the property can be advertised. If you have a Home Report, you will find a copy of the EPC within this report. An EPC is valid for 10 years. EPCs rate the property's energy efficiency from A (the most efficient) to G (the least efficient) and offer recommendations for improvements, with no obligation for sellers to carry these out.

### What is the legislation?

Under Scotland's Energy Efficiency Standard for Social Housing, all social landlords are expected to meet Energy Performance Certificate (EPC) Band B by the end of 2023. These are some of the most ambitious targets in the UK (most successfully met the target of EPC D and C, dependent on housing type, by 2020). A target of eradicating fuel poverty by 2040 has also been proposed.

There have even been suggestions that "green mortgages" will be introduced, offering better mortgage deals to purchasers of energy efficient homes.

There is also a motion in Parliament to make it compulsory to have inspections of tenement flats every year, as well as compulsory owners' associations and a national reserve fund for repairs.

### What simple changes can you make to your home?

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



In terms of heat, make sure windows are of high quality to increase insulation. Carpets are also excellent thermal insulators and can retain as much as 10% of a room's heat. If possible, arrange rooms so that bedrooms and bathrooms face north (with less sun) and kitchens and living rooms face the sunnier south.

While owners of tenement flats enjoy large rooms, high ceilings and a wealth of period features, this type of property can be harder to keep warm than modern properties. If you live in a traditional flat, make sure your boiler is as new as possible for maximum heat efficiency, and in Victorian properties working shutters are one of the biggest heat-saving things you can do.

### Can energy efficient homes be achieved by 2040?

With nearly a fifth of Scotland's 2.5 million homes being more than 100 years old, experts have raised concerns about the timing of the legislation.

The Scottish Government estimates that tenement flats emit 5.6 tonnes of carbon a year, compared with 3.6 tonnes for those built since 1982. The rewards are much bigger for reducing the impact of older detached homes, at 17 tonnes.

Some 30% of 587,000 households in tenements in 2019 were classified as fuel poor by the Scottish Government. That means 175,000 households.

Conservation architect Jo Parry-Geddes says: "There are easy quick fixes – shutters, carpets, making sure the eaves are insulated. We categorise buildings as pre and post-war. 1950s-60s blocks are much easier to make efficient – the windows are where air escapes from the most and you get draughts coming in – you could install internal wall insulation but it would have to be done correctly.



"Lots of consultants are doing retrofitting courses at the moment which make buildings more energy efficient without damaging the building. It's a long-term solution to the problem but it's all very new to everyone and there are various courses like the one Historic Environment Scotland are putting architects on."

The Niddrie Road project in Glasgow has received a lot of attention from the media and experts as it could set the standard on whether Scotland can reach its target for net zero climate-changing emissions and fuel poverty.

The project was funded by £445,000 from Glasgow Council, £517,000 from Southside Housing Association and £129,000 from the Scottish Government's Social Housing Net Zero Heat Fund.

The eight flats at 107 Niddrie Road were empty when the work began, meaning John Gilbert Architects could plan an ambitious programme of insulation, repairs and renovation. The building was stripped back to a shell with various insulation techniques employed: pellets were injected into the chimneys followed by liquid sealant to make sure they are air tight, thick cladding has been installed under the ground floor and the roof space and a 12cm wood fibre layer has been bolted into the internal plaster, where there are exterior walls. Triple-glazed windows have also been installed.

Cracks in the red sandstone are being repaired and inside the blocks, lime mortar has been applied – a sealant which is flexible enough to let the building respond to heat and moisture.

Drew Carr, an architect on the project, says a balance has to be struck on maintaining the character of the property while improving its insulation. Number 107 Niddrie Road does not contain ornate period features like stained glass or cornicing, but window dimensions will be retained (even if this leads to less insulation).

However, Jo Parry-Geddes is not convinced: “What most people want to do is move into a flat and make small changes such as putting insulation in between floorboards. You have to have a long-term view of it – if it’s going to cost £60,000 will you save that in heating bills?”

It is hoped that projects similar to the Niddrie Road one can be emulated in the Capital as Edinburgh City Council has set a goal of delivering a net zero city by 2030 and retrofitting will be crucial to reaching this target.

The Western Villages project in Granton is set to become Scotland’s largest operational net zero housing development, creating 444 sustainable homes. The project will have a ‘fabric first’ approach – designing and constructing a

building based on maximum energy efficiency – and will require low energy use for tenants. The site will also only have a parking ratio of 25% to encourage more sustainable forms of transport such as cycling.

However, there are many simple and inexpensive measures you can take to make your home more energy efficient without changing its internal structure. Basic draught-proofing is relatively simple. It is also worth considering how you use your home, for example, you will be more sensitive to draughts in your living room or bedroom than in the kitchen where you are moving about and cooking. Draught-proof windows with a combination of internal shutters, thick curtains and thermal blinds.

**Seek expert advice**

If you are selling or renting out a tenement flat and are unsure about the legislation, get in touch and we will be happy to help. ESPC solicitor estate agents are up to date with what is currently happening in the local market and have the skills and expertise to provide the guidance and support you need.

**Scottish housing facts**

- Nearly a fifth of Scotland’s 2.5 million homes are more than 100 years old.
- Tenement flats emit 5.6 tonnes of carbon a year, compared with 3.6 tonnes for those built since 1982, according to Scottish Government estimates.
- Some 30% of 587,000 households in tenements in 2019 were classified as fuel poor by the Scottish Government.



**1 PITTVILLE STREET, PORTOBELLO, EDINBURGH, EH15 2BZ**

OFFERS OVER £795,000

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Enjoy a coastal location with this five-bedroom main door, double upper property in Edinburgh’s Portobello. A stone-built Victorian home and minutes from Portobello beach and High Street, it boasts outstanding accommodation. The generous and stylish interiors are complemented by an enviable decked roof terrace/ drying area offering panoramic views.

**VIEWING INFORMATION**

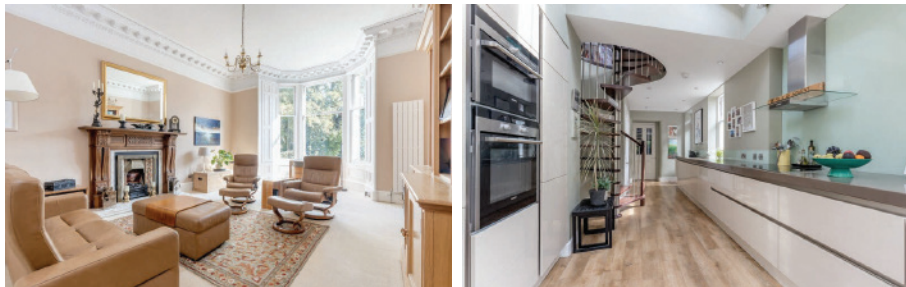
By appointment with ESPC chartered firm Coulters, call 0131 253 2215

**COULTERS** ©



## 6/1 MURRAYFIELD AVENUE, MURRAYFIELD, EDINBURGH, EH12 6AX

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Exceptional lower villa conversion | Part of Victorian terraced house | Period features | South west facing rear garden | Views of Pentland Hills | Hall | Sitting room | Kitchen/dining room | Principal en suite bedroom | Double bedrooms 2 & 3 | Shower room | GCH | Partial DG

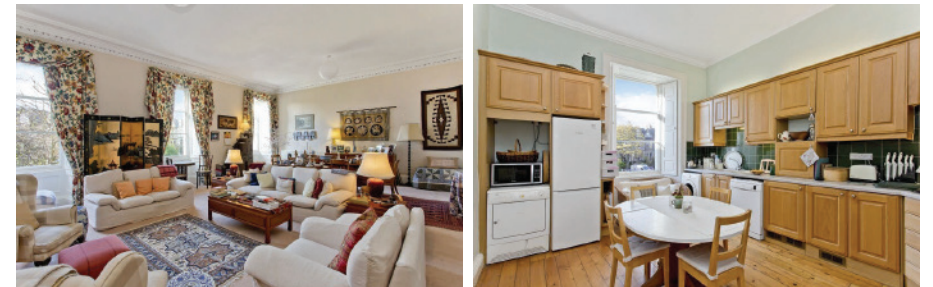
### VIEWING INFORMATION

By appointment with ESPC chartered firm  
Simpson & Marwick, call 0131 581 5711

SIMPSON  
& MARWICK

## 11A MURRAYFIELD AVENUE, EDINBURGH, EH12 6AU

OFFERS OVER £649,000



Situated on a tree-lined street in exclusive Murrayfield development, within the Coltbridge and Wester Coates conservation area, this main-door double upper villa boasts four bedrooms, a grand reception room, a dining kitchen, and a four-piece bathroom, all enhanced by mostly neutral décor and lovely period features.

### VIEWING INFORMATION

By appointment with ESPC chartered firm  
Gilson Gray, call 0131 253 2993

GILSON GRAY  
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## 10 BRAEHEAD ROAD, EDINBURGH, EH4 6BW

OFFERS OVER £575,000



An exceptionally appealing detached villa which occupies a substantial plot, enjoying a superb location on a pretty tree lined street, located in the capital's desirable Barnton district. Ideal for a growing family, there is potential to extend subject to the usual consents.

### VIEWING INFORMATION

By appointment with ESPC chartered firm  
Neilsons, call 0131 253 2858



## 10 DOVECOT VIEW, HADDINGTON, EAST LoTHIAN, EH41 4HX

OFFERS OVER £525,000



Impressive modern detached house in exclusive development | Hall | Sitting room | Family room/dining room/kitchen | Utility | WC | two en suite double bedrooms | Three further double bedrooms | Bathroom | Landscaped gardens | Integral double garage | Driveway parking IGCH | DG

### VIEWING INFORMATION

By appointment with ESPC chartered firm  
Simpson & Marwick, call 01620 892000

SIMPSON  
& MARWICK



## FAIRNINGTON LODGE, KELSO, TD5 8NT

OFFERS OVER £525,000



A fully refurbished countryside home with charm, a stylish finish and stunning outlooks, Fairnington Lodge is a rural retreat which caters ably for modern tastes and requirement being set just a short distance from the A68, and within easy distance of both St Boswells and Kelso. The detached stone-built lodge house benefits thoughtful extensions, with a generous wrap-around garden and array of outbuildings securing privacy and overlooking glorious surroundings – this unique home is an enviable find for any country lifestyle seeker.

### VIEWING INFORMATION

Contact ESPC chartered firm Hastings Legal & Property, call 01573 922603



## LEET HOUSE, SWINTON MILL, COLDSTREAM, TD12 4JS

OFFERS OVER £475,000



Occupying a large private plot with gardens grounds extending on all sides, Leet House is an incredibly deceptive detached property. The internal layout offers a great degree of flexibility, including the option of up to five bedrooms one of which is on ground floor level plus four bathroom/shower room facilities – a great prospect for those seeking a modern family home which can easily adapt to the ever changing demands of family life. Lying almost mid-way between Duns and Coldstream, the property commands a lovely rural setting with open views yet remains within easy reach of the surrounding towns and villages.

### VIEWING INFORMATION

Contact ESPC chartered firm Hastings Legal & Property, call 01573 922603





## 39 BLINK O'FORTH, PRESTONPANS, EAST LoTHIAN, EH32 9GA

OFFERS OVER £380,000

5  3  3  C 



Immaculately presented modern detached house over 3 floors | Hall | Living room | Sitting room | Kitchen/dining room | Utility | 2 en suite bedrooms | 3 further double bedrooms | Study | Bathroom | Luxury double detached garage | Driveway | Landscaped gardens | GCH | DG

### VIEWING INFORMATION

By appointment with ESPC chartered firm  
Simpson & Marwick, call 01620 892000

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## 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. Brimming with retained period elements and well-proportioned rooms, the property offers flexible and versatile living accommodation to suit own needs.

### VIEWING INFORMATION

Contact ESPC chartered firm Hastings Legal & Property,  
call 01573 922603

HASTINGS



## 47/8 ARDMILLAN TERRACE, ARDMILLAN, EDINBURGH, EH11 2JL

FIXED PRICE £310,000



Bright and spacious first-floor flat | Part of exclusive Springwell development (AMA) | Quality fixtures and fittings | Allocated parking space | Communal grounds | Hall | Sitting room/dining room/kitchen | Double bedroom with built in wardrobes | Stylish bathroom | GCH | DG

### VIEWING INFORMATION

By appointment with ESPC chartered firm  
Simpson & Marwick, call 0131 581 5711

SIMPSON  
& MARWICK

## 90D, HIGH STREET, NORTH BERWICK, EAST LoTHIAN, EH39 4HE

OFFERS OVER £295,000



Stylish, well proportioned second floor flat | Part of traditional building | Centrally located close to beach | Lovely sea views | Hall and utility | Sitting room | Kitchen | Principal bedroom with en suite shower room | Second double bedroom | Shower room | On street parking | GCH

### VIEWING INFORMATION

By appointment with ESPC chartered firm  
Simpson & Marwick, call 01620 532654

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& MARWICK



## 54 PF1, EYRE PLACE, NEW TOWN, EDINBURGH, EH3 5EJ

OFFERS OVER £290,000



Delightful ground floor flat | Forming part of a traditional Victorian building | Charming period features | Well maintained shared rear garden | Permit parking | Hall | Sitting room | Kitchen/dining room | Double bedroom | Large boxroom | Shower room | GCH (Hive) | DG

### VIEWING INFORMATION

By appointment with ESPC chartered firm  
Simpson & Marwick, call 0131 581 5711

**SIMPSON  
& MARWICK**

## 24 DALRYMPLE GARDENS, COUSLAND, EH22 2PW

OFFERS OVER £289,995



Boasting fully renovated, contemporary interiors, this detached bungalow also offers the ease and convenience of single-storey living and enjoys three bedrooms, a spacious reception room, a kitchen, and a shower room, plus extensive gardens and a private driveway.

### VIEWING INFORMATION

Phone ESPC chartered firm VMH Solicitors on  
0131 253 2964 | Seller 07737 912018



**VMH SOLICITORS**



## 57 EASTER STREET, DUNS, TD11 3DW

OFFERS OVER £275,000



For those seeking a spacious and flexible family home, properties such as this are a rare find. Located on this quiet leafy street which lies close to the town centre, all local amenities and facilities are within a short walk of the property making it highly convenient as well as peaceful and private. The detached stone-built property offers spacious family accommodation which boasts great flexibility allowing the property to adapt to the ever-changing demands of modern family life. Provided in good order throughout, whilst at the same time affording opportunities for a purchaser to add their own stamp to suit.

### VIEWING INFORMATION

Contact ESPC chartered firm Hastings Legal & Property, call 01573 922603



## 8C/1 ABERCROMBY PLACE, NEW TOWN, EDINBURGH, EH3 6LB

FIXED PRICE £260,000



Charming basement flat with shared patio | Forming part of an attractive Georgian building in heart of Edinburgh's prestigious New Town | Hall | Sitting room | Kitchen | Double bedroom | Bathroom | Permit parking | Excellent first time buy, pied-a-terre or investment | GCH

### VIEWING INFORMATION

By appointment with ESPC chartered firm Simpson & Marwick, call 0131 581 5711





## 49 (2F1) THISTLE STREET, NEW TOWN, EDINBURGH, EH2 1DY

FIXED PRICE £230,000



Delightful second floor studio flat | Located in Edinburgh's historic and much sought-after New Town | Close to city centre amenities and attractions | Turn-key condition | Ideal investment | Sitting room/dining room/bedroom | Separate kitchen | Shower room | Permit parking | GCH

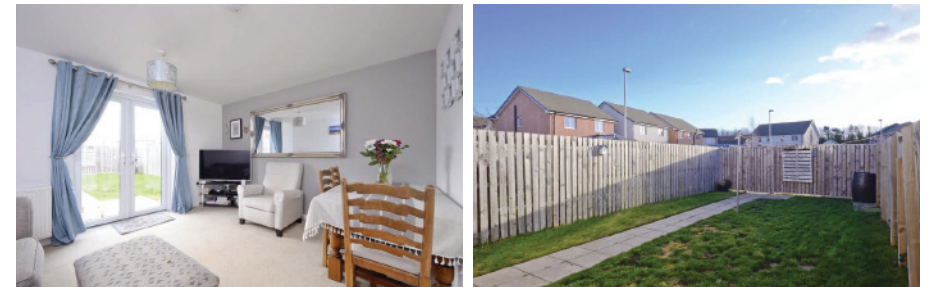
### VIEWING INFORMATION

By appointment with ESPC chartered firm  
Simpson & Marwick, call 0131 581 5711

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## 35 BRODIE ROAD, DUNBAR, EH42 1FJ

OFFERS OVER £195,000



Located in a popular residential area which is perfectly placed for easy access to the A1 as well as all local amenities and attractions; this semi-detached property presents an ideal prospect either as a first time purchase or as a young family home. Modern in its style of construction the property offers low maintenance living with the benefit of extremely smart and contemporary presentation, a faultless home report and impressive B rating for energy efficiency. The neat enclosed rear garden is a sunny spot and a safe family environment. The private parking beyond is a real added bonus.

### VIEWING INFORMATION

Contact ESPC chartered firm Hastings Legal & Property,  
call 01573 922603

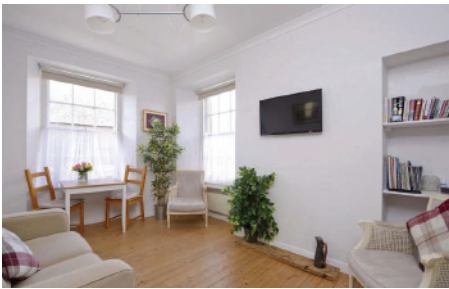
HASTINGS



## COBBLESTONE CORNER, 41A ROXBURGH STREET, KELSO, TD5 7DN

OFFERS OVER £85,000

1  1  1  E 



Just a stone's throw away from Kelso's iconic square as well as Riverside Walks, 'Cobblestone Corner' is a unique first floor apartment currently operating as a successful holiday let. The interior has been presented in a stylish and contemporary finish with clean, crisp decor throughout, this combined with the traditionally high ceilings, exposed wood flooring and large windows help to emphasize the feeling of space. The property is ideal for those looking to have a bolt hole in Kelso or looking for a business opportunity.

### VIEWING INFORMATION

Contact ESPC chartered firm Hastings Legal & Property, call 01573 922603



## BUILDING PLOT BLAIR AVENUE, JEDBURGH, TD8 6LD

OFFERS OVER £59,500

2  1  2  N/A 



Positioned centrally within the vibrant town of Jedburgh, this exciting self-build opportunity is ideal for those in search of a well-connected location in a popular community, close to amenities and further towns and facilities. The garden plot has approved outline planning permission for a detached single storey timber-framed property; hosting two double bedrooms and comfortable living space, and allows for a private drive and enclosed garden. The proposed style of the build, is an obvious choice for those downsizers or retirees.

### VIEWING INFORMATION

Contact ESPC chartered firm Hastings Legal & Property, call 01573 922603





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