

A lush garden scene with a wicker outdoor seating area, a fire pit, and a wooden trellis structure. The scene is filled with greenery, including trees and various flowers. The overall atmosphere is warm and inviting, suggesting a perfect outdoor living space.

êspc

property and interiors

Dream homes
for sale now

Expert property
advice

Interior styling
tips

FREE JUNE 2022



First Phase Now Released

The Point.

Corstorphine

PRICES FROM £330,000

To arrange an appointment, please call

0800 587 1118

Meadow Place Road, Corstorphine EH12 7UQ

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



westpointhomes.net

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

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

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

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

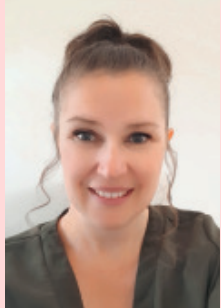
It's without doubt that Westpoint Homes has brought to the market an exceptional development which has been meticulously designed to meet the aspirations of contemporary home buyers. Every individual home in Westpoint's The Point development offers generously proportioned rooms, an open plan design and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

Westpoint
HOMES. 

Contents



30



Welcome to the June issue of ESPC Property and Interiors. This fantastic issue is packed full of the latest property news and views, with some great interior trends and local news.

Don't miss our focus on how the market has changed over the last two years, since the first lockdown ended in late June 2020. It's certainly been eventful! We answer your FAQs on buying a property and take a look at the advantages of overpaying your mortgage.

We are really getting into the summer spirit with our area spotlight on top seaside locations and outdoor dining options from Dobbies alongside a Mediterranean inspired interiors trends.

Finally don't miss the latest property market news with our monthly overview of data trends and what they mean for you, as well as insight into the buy-to-let market.

Happy reading!

Leanne

Editor's note

Leanne Watson



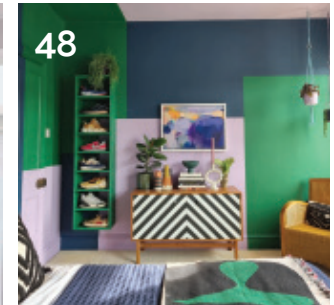
38



46



40



48

- 30 IN THE NEIGHBOURHOOD
Beside the seaside
- 34 PROPERTY NEWS
How has the property market changed since Covid-19?
- 38 INTERIORS INSIDER
Timeless style
- 40 INTERIORS INSIDER
Renting and renovating with Medina Grillo
- 46 INTERIORS INSIDER
Outdoor dining for every space
- 48 MY 9-TO-5
Interior designer, Barbara Ramani, shares her daily life and career path

COVER IMAGE: Dobbies
ESPC (UK) Ltd: 107 George Street, Edinburgh, EH2 3ES
TEL: 0131 624 8000

EDITORIAL: Laura Mearns
ADVERTISING: Claire Boulton (07498 876315)
EMAIL: espcmagazine@espc.com
DESIGN: Melissa Shankland

All material published in ESPC magazine is copyright of the publisher and cannot be reproduced without permission. All advertisements and articles appearing in this publication are as far as possible checked for accuracy, but persons accepting or offering to accept goods or services contained in any advertisement or article do so at their own risk.

©ESPC 2022

Cammo back to nature

Leafy suburban living is on offer for homebuyers looking for the perfect location, just six miles from the centre of the Scottish capital.

Cammo Meadows by Cala Homes (East) is set in acres of greenery, with direct access to the Cammo nature reserve where excellent cycle networks, walking and running routes, and dog walks are catered for.

Just 10 minutes from Edinburgh Airport, and with a new bus stop on the development itself, anyone looking to set down roots here can enjoy the best of both worlds, with fantastic transport links already in place.

With a range of apartments and homes at Cammo Meadows, there really is something to suit every taste, including its 'Capital Homes'.

The two-bedroom 'Capital Duplex' – which also has a study – and three-bedroom 'Capital Garden Home' are both based on a classic architectural design found across Edinburgh, which ensures a real sense of space and community can flourish.

Two Capital showhomes will open their doors on 18 June. Discover main door access, private outdoor space and flexible interiors – meaning all you need to do is decide which layout best suits your lifestyle. Facing onto the development's vast linear park, you can take in the green outlooks and connect to nature.

Phillip Hogg, Sales and Marketing Director for Cala Homes (East), said: "Cammo Meadows is perfect for anyone who is looking to be close

to the city centre but also wants relaxing surroundings right on their doorstep.

"Our new 'Capital' showhomes, offer homebuyers city living but with a real difference. We are sure that they will prove popular so would urge anyone who is keen to find out more, to come along to our launch weekend, or arrange a visit, to see for themselves."

For more information on availability at Cammo Meadows please call 0131 516 4399, or visit cala.co.uk.



Discover a city life less ordinary this June

Our Capital Homes offer everything you love about Edinburgh and more. Why not see what life in these unique homes could be like for you? Our Capital Duplex and Capital Garden showhomes await...



Computer Generated Image - The Capital Homes at Cammo Meadows

2 & 3 bedroom Capital Homes from £355,000
Two showhomes opening Saturday 18th June
Cammo Meadows,
Maybury Road, Cammo, Edinburgh, EH4 8HA
0131 516 3511

CALA.CO.UK/EDINBURGH



Images have been enhanced in post-production. Please consult a Cala representative for further details. Prices are accurate at the time of going to print. Telephone calls within the British Isles will be charged at local rate. Telephone calls may divert to a mobile service in which case call charges may vary. Calls may be recorded for training purposes.

Staying informed

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

Keep an eye on our website for more events later in the year. Our popular buy-to-let and first time buyer events will be back in the autumn.

If you can't make the events, or want to know more about what we've discussed previously then don't miss our YouTube page with videos of all of our latest events youtube.com/escmarketing



HOME MOVERS

The newest edition to the ESPC event suite is a free webinar focussed on helping you understand the steps involved in buying and selling. If you are thinking of buying or selling a home this year then it is not to be missed. Join our experts as they talk us through the current market and why it could be the perfect time to move. They will outline what is involved in selling a property, demystify remortgages and porting your mortgage, as well as giving you an update into the latest market data.

21ST JUNE 2022
12.00-12.45



PLANNING FOR THE FUTURE

This free webinar will focus on planning for the future, and will be of special interest to those that are nearing or just starting their retirement. Alongside answering your questions, our team of experts will talk through salient points on equity release, estate planning, pension options and wills.

23RD JUNE 2022
12.00-12.45



PROPERTY MARKET UPDATE

Our final event in June takes the form of a property market update. We will give you the latest insight into how the market is performing with opinions from our solicitor estate agent firms and mortgage team. This will be backed up by market data to offer a real overview of the market. It will suit all homebuyers and sellers, property enthusiasts and investors alike.

30TH JUNE 2022
12.00-12.45



Register for these events
at escp.com/events



Panoramic castle views

A spacious city centre apartment with
stunning views of Edinburgh Castle

Edinburgh is well renowned as a beautiful city to live in, with many famous landmarks and Edinburgh Castle being at the top of the list. This spacious apartment boasts incredible views of this historic landmark offering a near unrivalled outlook across the dramatic building.

The well-presented three-bedroom apartment boasts many original period features that you would expect from a property in this central location. In fact, entering the property into the grand and welcoming hallway ensures that the scene is set with what to expect throughout the home. High ceilings and traditional finishes ensure that this well presented home captures your attention.



An ornate cornice, sash and case windows framed by working shutters and traditional high skirting boards emphasise this history and tradition in the expansive living room. The dual aspect space is in an enviable corner position taking full advantage of those striking views.

A spacious dining kitchen provides ample cooking and entertaining space with a wide range of storage units and central island, complemented with granite work surfaces. This generous space has a modern feel and a bright outlook across the communal rear garden. A utility room is located off the main kitchen.

The extremely large master bedroom offers panoramic castle views alongside original features and an en suite shower room. This grand space would be delightful to relax and unwind in after a busy day at work, providing a tranquil area where relaxation is key.

This is complemented further by a generous double bedroom with fireplace, large sash and case windows and working shutters and a single bedroom with yet another enviable castle view.

The property is ideally situated in the centre of Edinburgh, within easy walking distance of all the attractions that the city centre boasts, just minutes from the Usher Hall, the Lyceum and Traverse Theatres and the many great restaurants that are nearby.



“

High ceilings and traditional finishes ensure that this well presented home captures your attention.

”



17/2 Cornwall Street, Lauriston, EH1 2EQ

Offers over £640,000

Selling solicitor: McEwan Fraser Legal, call 0131 253 2263

3 bed | 1 bath | 1 lounge

Family connection seals the deal for buyer at The Playfair

Buyer Catherine Kennedy shares her experience of purchasing a property at one of Edinburgh's most distinguished addresses.



In 2021, Edinburgh native Catherine Kennedy had decided that the time was right to get a foothold back in her hometown after a number of years living abroad. An online search led her to The Playfair at Donaldson's, a 19th century hospital-turned-school which leading heritage specialist City & Country has restored and converted into luxurious apartments. For Cat, the iconic building held a greater connection for her, as her father worked there when she was young.

With Cat based in New York and unable to fly to the UK due to travel restrictions at the time, she was given a video tour by the sales team.

"After the initial call, the team sent me some videos they had taken of the properties in my price range. I requested one that was east-facing, so I could see the sunrise over the city centre, and I was thrilled to get exactly that."

Apartments at The Playfair marry 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. Unique living spaces cleverly use the historic fabric of the building, from studios

to split-level mezzanines and breath-taking penthouse apartments. Properties benefit from underground parking, full use of the maintained grounds, and a convenient concierge service.

The Playfair is located less than five minutes' walk from Haymarket station, which offers direct trams into the city centre and Edinburgh Airport, which fits Catherine's lifestyle perfectly. She says: "The location is beyond remarkable – we are five minutes from Haymarket station and I can be door to door to my home in America in eight hours.

"Restoration was my dad's specialism, and the respectful way City & Country has restored this building is second to none. The Playfair is such an iconic part of the area's history, and their commitment to honouring the craftsmanship of two centuries ago is truly exceptional.

A range of one, two- and three-bedroom apartments and penthouses are currently available to purchase at The Playfair at Donaldson's, priced from £415,000 to £1,525,000. For more information visit www.cityandcountry.co.uk/donaldsons or call 01174 534 693.



THE
PLAYFAIR
AT DONALDSON'S

LIVE IN PERIOD GRANDEUR AT THIS ICONIC RESIDENCE

Penthouse show home launch Saturday 2nd & Sunday 3rd July

Join us for a glass of champagne, view our new penthouse show home and experience a luxury lifestyle at this iconic residence in the heart of Edinburgh city centre. Award winning, beautifully designed, rich in history and effortlessly modern, The Playfair offers the ultimate in city centre living. Here you will discover luxury homes boasting double height ceilings and views across private grounds and the Edinburgh skyline.

Enjoy a vibrant lifestyle in this central location, with easy access to Edinburgh's many restaurants, shops, bars and cultural attractions, yet surrounded by tranquil parkland.

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

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



BOOK YOUR PLACE AT THE LAUNCH

donaldsons@cityandcountry.co.uk | 0131 341 5088 | cityandcountry.co.uk/donaldsons

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



CITY & COUNTRY



The House Price Report: May 2022

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

It's been a busy three months in the property market with plenty of buyer interest resulting in an increase in the average selling price of properties in Edinburgh, the Lothians, Fife and the Borders.

Between March and May 2022, the average selling price in these areas was £274,309, a 5% increase on the same period in 2021.

Homes in East Fife saw the highest price increase with the popularity of living in this stunning area continuing to grow. West Lothian has also witnessed a significant increase in the average selling price, with an average selling price of £255,171 – an increase of 13% annually. The average selling price within Edinburgh was £295,979,

an annual increase of 6% compared to March to May 2021.

Evidence continues to suggest that the pace of both sales and new listings is returning to levels more typically seen pre-pandemic. Sales volumes reduced 17% annually, whilst new listings in Edinburgh, the Lothians, Fife and the Borders were down 6% over the last three months compared to the same period last year.

Key locations within the Borders have proven particularly popular with noticeable increases in sales volumes in Hawick and Jedburgh. Within Edinburgh, the suburb of East Craigs saw a strong increase in sales volumes with an average selling price of £255,576.



There was a notable increase in new insertions of properties in Leith over the last three months, whilst Bonnyrigg in Midlothian and Portobello in Edinburgh also saw a notable increase in new property listings.

Buyers and sellers were still very active during March to May 2022, with properties selling very quickly. The median time for an offer to be accepted in the region is now just 14 days, a reduction of seven days from last year. Properties in West Lothian sold the fastest, going under offer in just 11 days, eight days quicker than last year. Meanwhile properties in the Borders and City of Edinburgh both went under offer at a median time of 14 days, 13 and 12 days quicker than the same time last year.

Alongside buying quickly, buyers were also prepared to pay significantly over the Home Report valuation, with properties attaining 107% of their valuations on average, up four percentage points annually.

Paul Hilton, CEO of ESPC, said: "This has been a very active three months in the property market, where we continue to see strong evidence of high buyer demand driving up prices and speeding up the market. We are seeing that the volume of listings and sales are

140

solicitor estate agents

ready to help you buy and sell homes

Over

1300

homes for sale

650,000

My ESPC emails sent during May

levelling off which is encouraging for the long term sustainability of the market.

Three bed family homes have dominated the data this month, highlighting that home buyers may still be looking for additional space to accommodate a post-covid lifestyle. This is a trend that we've been witnessing for the past few months and one that is likely to continue over the next few months.

If you are thinking of buying or selling a home in Edinburgh, the Lothians, Fife or the Borders, get in touch with your local ESPC agent today."

Key points

£274,309

average selling price

The average property selling price rose 5% year-on-year to £274,309.

107.4%

average percentage of Home Report valuation achieved

On average, buyers paid 107% of Home Report valuation, up 4 percentage points.

14 days

median time to sell

The median selling time for properties was 14 days, seven days faster than last year.



Above and right: Contemporary living blends seamlessly into this historic site.

Final phase now on sale

M odern living historic charm

Experience the best of urban city living at The Engine Yard's latest luxury apartments.

A new phase of one, two and three-bedroom homes has launched at The Engine Yard – the sensitive restoration of Edinburgh's former tram depot that offers the best of urban city living in an architecturally distinctive community.



This latest release of luxury apartments follows on from the success of Places for People's uniquely-designed development, where customers have seized the opportunity to embrace a contemporary urban lifestyle at the heart of Scotland's capital.

Spacious urban living

As more people return to the office and city living, demand for Edinburgh-based properties is returning fast and The Engine Yard – ideally located in the city's vibrant Leith district – offers an attractive proposition of spacious urban living accentuated by historic charm, together with a host of amenities on the doorstep. Both the city centre and the spectacular St James Quarter are just a short walk away.

The Engine Yard's latest phase of homes span two imposing new apartment buildings, sympathetically designed to complement the development's iconic listed structures – tram sheds, a chimney, a boundary wall and gables – which collectively deliver a modern, contemporary living space that expertly embraces the charm and character of the past.

Superior homes inside and out

Those keen to settle in this well-established neighbourhood can choose from superior one, two and three-bedroom apartments, penthouses and – new for this latest phase – duplexes offering two-storey living with private decked gardens. The other homes also benefit from that all-important outdoor space, be that a balcony, terrace or communal gardens.

The exquisite finish and standout features incorporated in the development's earlier phases are evident here too, with generous rooms and an open-plan layout maximising space and light while stylish, contemporary fittings – including integrated appliances – add a luxury feel. In some homes, spectacular city views set against a backdrop of Edinburgh's legendary Calton Hill are a delightful bonus.

Old perfectly meeting new

Outside, the brand-new apartment buildings team well with The Engine Yard's historic framework, punctuating a charming, heritage-led streetscape of pathways, gardens and public spaces,

with the former tram depot's distinctive redbrick chimney acting as a focal point – the perfect fusion of old and new.

Residents here can also enjoy the convenience of underground parking, with an onsite Places Gym making it easy to incorporate wellbeing into everyday life.

Places for People's Regional Sales and Marketing Director for Scotland, Allison Sutherland said: "The Engine Yard's latest phase offers an exciting new range of apartment types with the opportunity to be part of an urban community in one of the city's most desirable places to live."

To find out more – call 07919 381278 or visit placesforpeople.co.uk/theengineyard

Find us next to Places Gym Leith Walk, Edinburgh EH7 4PD

Your most common property questions, answered

Gavin Pearson, Director of Conveyancing Services at Mov8, answers the most frequently-asked questions from buyers and sellers.

DO I HAVE TO PAY LBTT AS A FIRST-TIME BUYER?

It depends. Currently, purchase prices of £145,000 and below do not trigger LBTT liability, and first-time buyers in Scotland are exempt from paying LBTT on any purchase price between and including £145,001 and £175,000. For first-time buyers purchasing above £175,000, there is liability for LBTT – ESPC's LBTT calculator can help you do the sums.

WHAT ARE THE COSTS WHEN BUYING/SELLING?

When buying, the typical costs include the conveyancing fee and outlays, such as LBTT (if applicable) and registration dues for the title and mortgage deeds. For selling, the typical costs will be estate agency fees and outlays, a conveyancing fee, search costs and registration dues. Contact an ESPC member firm for a quote.

CAN I OFFER ON TWO PROPERTIES AT THE SAME TIME?

Only if you can afford to purchase both! Until missives are concluded, you're not in a binding contract, however, solicitors operate under etiquette which makes an offer a serious commitment by the purchaser. Any conditions of purchase (such as needing a mortgage, or selling an existing property) should be disclosed when offering.

If you did wish to offer for two properties (for instance, if they had the same closing date) you'd need to decide which you preferred, and the other offer would need to make clear that it was subject to your first-choice offer not being accepted.

HOW DO I MAKE AN OFFER?

Engage an ESPC member firm and find out what information they'll need from you. Any conditions of your offer, such as a mortgage, or sale of a property, need to be disclosed and discussed. If you need a mortgage, arrange a mortgage in principle, otherwise it might prejudice any offer you make.

In the current market, it's key to act quickly, otherwise there could be other interest in your chosen property, meaning all you can do is note interest and wait for a closing date (when all interested parties submit their best offer). Read the Home Report and discuss any concerns with your solicitor before deciding on your offer terms.

WHY ARE PROPERTIES SELLING SO QUICKLY, AND HOW I CAN BUY SUCCESSFULLY?

Many are reconsidering their living arrangements post-pandemic, and are reluctant to put their property on the market until they've successfully offered for their next home, affecting stock levels. This means many people can be competing for one property - very good news for sellers, but difficult for purchasers.

An ESPC solicitor will have excellent knowledge of current market conditions and can provide valuable insights and advice. Also, consider being flexible on property types and locations, to give you the best chance of success.

For more from Mov8, visit mov8realestate.com or call 0345 646 0208. You can find a more detailed version of Gavin's advice on espc.com.

PENNYWELL LIVING BY URBAN UNION COMING SOON

A selection of 2, 3 & 4 bedroom homes and 1 & 2 bedroom apartments.



Find out more about our award winning specification

Contact Irene on 07940 992182 or register your interest at pennywelliving@urbanunionltd.co.uk

MARKETING SUITE OPEN THURSDAY-MONDAY 10am-4pm





TORWOOD

Make Murrayfield Home



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

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

Prices from £720,000

To arrange your private viewing call Behnam Afshar
on 07967 322 025 or email behnama@amanewtown.co.uk

www.amahomes.co.uk/torwood-house



When Quality Matters

Epitome of *Victorian splendour*

An enchanting home blending traditional features with contemporary interior design.





Brimming with period features, this idyllic house in the popular Midlothian town of Loanhead offers a great space for all the family to enjoy. The current owners have lovingly renovated the property and it really shows. Every room of this immaculate property is well presented and lovingly cared for. They've been sure to carefully blend traditional features with modern design, resulting in a very appealing home.

Flooded with light from a spectacular bay window, the south facing living room is a bright and welcoming space, with a wood burning stove ensuring that the room is warm and inviting all year round. The neutral décor provides a tranquil feel and creates a relaxing space that the full family can enjoy.

A second sitting room is available across the central hall. Equally impressive, this room offers a more intimate space that is perfect for entertaining or unwinding. A spacious dining room leads to the recently upgraded, luxurious kitchen. This bright, modern space boasts all the essentials to create your culinary delights including a ceramic hob, eye-level oven and plentiful workspaces. The

clean, modern space is aided by the separate utility room and a walk-in pantry, ensuring you'll never be short of storage space.

The master bedroom is located on the first floor, which is accessed via a stairway bathed in light from a roof light. The master and second bedroom both enjoy a south facing aspect, with wonderful dormer windows and ample space for your bedroom furniture. A third double bedroom and pristine three-piece bathroom suite complete the upper levels of this stylish home. A fourth bedroom is located on the ground floor, ensuring that you'll have plenty of space for guests.

Towards the rear of the property a traditional garden room with tall astragal windows would make a magical space to enjoy summer evenings. The enticing garden also offers generous space for outdoor living and currently offers a delightful space for relaxing and unwinding, enjoying open views to the front of the property.

With the modern renovation of this traditional building, 49 The Loan is sure to make a delightful family home.

49 The Loan, Loanhead, EH20 9AG

Offers over £390,000

Selling solicitor: Ralph Hendrie Legal, call 0131 253 2249

4 bed | 2 bath | 3 lounge

Overpaying a mortgage: what do you need to know?

David Lauder, independent mortgage advisor at ESPC Mortgages, shares what you need to know about making overpayments on your mortgage.

There are many different types of mortgage available at present – however, many people are unaware that almost all of these have an overpayment facility available. This includes the most popular types of mortgages, which are your fixed/tracker rates during the chosen preferential period.

An overpayment facility means that you can pay in lump sums or regular overpayments, without any penalty, for typically up to 10% of the capital balance outstanding per annum during the chosen preferential rate period.

The benefit of this to you as the mortgage holder is that your mortgage balance will reduce and in turn, so will the term, if you keep the monthly repayments the same. This means that you could potentially save thousands in interest over the whole mortgage term, as it is a purely capital payment with no interest accrued to it.

Some providers also offer the choice to reduce the payments in line with the revised balance, which is especially helpful for maternity leave or sabbatical breaks in employment.

If a 10% overpayment is not enough, then there are other options available. Offset mortgages are popular - this is where you can use existing

savings to be offset against the mortgage balance and you will only pay interest on the difference between the two.

Another option is no tie-in products, which allow you to make unlimited overpayments at any given time, without any penalty. Please note that the rates are likely to be higher for the additional flexibility on the offset and no tie-in options, so really it depends on how well you intend to use this facility.

To summarise, an overpayment facility is an option that is not used enough and is available on most mortgages. If circumstances allow, this facility can be very powerful as the total interest payable could be considerably less during the mortgage term, which in turn will mean more money in your pocket - even small, regular monthly increases of £50 will provide a significant saving over the total term over the course of time.

GET MORTGAGE ADVICE TODAY

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

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.

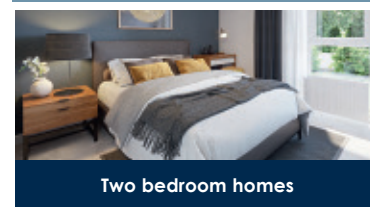
ESPC UK LTD is an appointed representative of Lyncombe consultants which is authorised and regulated by the Financial Conduct Authority.



AFFORDABLE HOMES AVAILABLE IN EDINBURGH

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

Maybury Road, Edinburgh EH4 8DY



Two bedroom homes



A range of apartments and houses



Prices from £195,200

See the Difference at dwh.co.uk
or call **0333 355 8461**



DAVID WILSON HOMES
WHERE QUALITY LIVES

Offer available on selected plots only. Terms and conditions apply. See website for details, subject to contract and status. Prices correct at time of publishing if mentioned. Images include optional upgrades at additional cost. Following withdrawal or termination of any offer, we reserve the right to extend, reintroduce or amend any such offer as we see fit at any time. Barratt Homes is a brand of BDW TRADING LIMITED (Company Number 03018173), a company registered in England whose registered office is at Barratt House, Cartwright Way, Forest Business Park, Bardonia Hill, Coalville, Leicestershire LE67 1UF, VAT number GB633481836. Calls to 03 numbers are charged at the same rate as dialling an 01 or 02 number. If your fixed line or mobile service has inclusive minutes to 01/02 numbers, then calls to 03 are counted as part of this inclusive call volume. Non-BT customers and mobile phone users should contact their service providers for information about the cost of calls. These properties are available to those who meet the affordability criteria for the City of Edinburgh Council's Golden Share scheme. Ask our Sales Adviser for full Ts&Cs.



The Scottish Rental Market Update: Q1 2022

The latest Citylets data is in, and Nicky Lloyd, Head of ESPC Lettings, takes us through the stats for the first quarter of 2022.

The latest Citylets report demonstrates clear evidence of a rise in demand for city living during the first quarter of 2022.

The rising cost of living didn't appear to dampen demand for rental property, particularly in cities, where a widespread return to office working was combined with a revival of the student market.

Average Scottish rents rose 8.5% year-on-year to £896, while the average time to let was 20 days – 18 days quicker year-on-year, although we must account for the 2021 Q1 lockdown impacting market activity at the time. One-bedroom flats, with an average rent of £646, were the quickest to let across Scotland, with an average time to let of 18 days (20 days faster year-on-year).

Edinburgh's rental rates grew by 14.2%, taking the average rent to a new all-time high of £1,214 per month. Incredible demand saw rental rates pushed up across the city, intensified by a severe lack of available properties. Four-bedroom properties saw a 27% annual increase,

driving the average rental rate for this property type to £2,211 and meaning that Edinburgh's four-bedroom properties have seen a 58% increase in rental rates over the past decade, a strong result for long-term property investors.

The average time to let in Edinburgh dropped to 16 days – 30 days quicker year-on-year. One-bedroom properties let the fastest, in 13 days (33 days faster).

Combining Citylets and ESPC data, we can reveal that one-bedroom properties in EH5 and three-bedroom properties in EH8 produced the best rental yield in the Edinburgh marketplace, at 6.4% on average.

In line with the evidence showing that city locations have experienced higher levels of demand, West Lothian's private rental market saw more restrained growth. Rental rates here rose 7.9%, taking the new average rent to £803 per month, and the average time to let reduced by three days year-on-year, letting within 14 days.

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.

WELLCONNECTED

No1 GORGIE ROAD APARTMENTS DUPLEXES TOWNHOUSES LODGES FROM £317,000



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

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


SPRINGWELL
www.amahomes.co.uk/springwell-house



When Quality Matters

Beside the *seaside*

Dreaming of life by the water? Check out our rundown of the best coastal areas to live!



Many of us dream of a slower pace of life in a quaint seaside town, and post-pandemic, thousands of us have made those dreams a reality. If you're hoping to swap city living for a life on the coast, here are our favourite waterside destinations where you might find your next dream home.

ST ANDREWS

The delightful St Andrews is one of Scotland's most famous seaside locations, perched on the picturesque East Neuk of Fife. It's home to the iconic West Sands Beach, as well as a number of world-renowned golf courses, hotels and the University. St Andrews offers a sparkling selection of properties, along with excellent schooling and a thriving town centre.

Seeking somewhere a little lower-profile? The nearby fishing villages of Crail and Anstruther are equally attractive and offer plenty of charm.

PORTOBELLO

Edinburgh's seaside town is a fantastic option for those who want to stay close to the Capital. Portobello boasts a fabulous sandy beach, as well as a plethora of local bars, restaurants, cafes and shops, green spaces, excellent transport links and a friendly community spirit.

It's a popular option for buyers of all ages and stages, but you could also try nearby Joppa or creep across the East Lothian border into Musselburgh for a similar vibe.



NORTH BERWICK

Often regarded as one of the most desirable places to live in Scotland, North Berwick is positioned on the shores of the Firth of Forth. With beautiful beaches, a bustling high street filled with fantastic local businesses, great schools, luxurious hotels and renowned golf courses, plus an easy commute into Edinburgh, this sought-after town is an ideal place to put down roots.

EYEMOUTH

A small town in the Scottish Borders, Eyemouth is picture-perfect and popular with holidaymakers, as its charming beach offers gorgeous scenery. More affordable than many of the options on this list, Eyemouth is a popular choice for those seeking a holiday home, as well as those planning to relocate permanently to the coast.

Just ten minutes north of the town, Coldingham Bay is another sheltered sandy beach that's popular with surfers and swimmers, and the lovely St Abb's Head nature reserve is also located nearby.

SOUTH QUEENSFERRY

Located on the north-western edge of Edinburgh, South Queensferry is well-known for its beautiful views across the Forth and the iconic three bridges. However, this charming town also has plenty more to offer, with a great range of property to suit buyers at all stages of life, and excellent access into Edinburgh city centre, offering the ideal balance of tranquil, waterside living with the city close at hand.

ANNAN

On the northern shores of the Solway Firth, Annan is just eight miles from the English border in Dumfries and Galloway. This pretty town enjoys easy access to two stunning beaches within a five minute drive, with Annan Beach and Powfoot Beach on the doorstep. Direct rail links to Glasgow and Carlisle make this a great option for partial commuters too.



DALGETY BAY

With a fantastic location just south of Dunfermline and within easy reach of Edinburgh, Dalgety Bay is a popular option for those looking to live near the seaside in West Fife, offering a more affordable way to enjoy Fife's stunning coastline. The Fife Coastal Path also runs through the town, perfect for those who enjoy long walks on the beach.

DUNBAR

Another fabulous option for East Lothian dwellers, Dunbar is popular with those seeking a calm coastal lifestyle. The sandy beaches here are dotted with surfers, swimmers and water sports enthusiasts, so there's plenty to do if you enjoy an active lifestyle. Plus, a regular train service runs into Edinburgh so commuting is a breeze.

Feeling inspired? Head to [espc.com](https://www.espc.com) now to search for your dream coastal property, and sign up to My ESPC to track and save your favourite properties.

How has the property market changed since Covid-19?

The end of June marks two years since restrictions lifted after the first Covid-19 lockdown, changing the property landscape across Scotland.

It's now been two years since the first Covid-19 lockdown in 2020, when the property market was effectively shut down in response to

the pandemic. As restrictions lifted and the market reopened in June 2020, we reflect on the changes and adjustments in the market over the past two years.

A timeline of events

16 March 2020

The UK public is asked to limit all non-essential contact and travel by the UK Government. ESPC agents respond by launching virtual services, including viewings, valuations and advice.

17 March 2020

The UK Government announces a mortgage payment 'holiday' for homeowners, with an estimated 1.8million using this.

23 March 2020

The first national lockdown comes into force across the UK.

31 March 2020

The Scottish Government advises that all house moves should be delayed.

28 May 2020

Phase One of the Scottish Government's 'roadmap out of lockdown' commences, which allows for 'safe reopening of the housing market'.

29 June 2020

First Minister Nicola Sturgeon confirms that restrictions on house moves will be relaxed. In-person property viewings and house moves may now go ahead.

July 2020

ESPC reports a significant rise in demand, with valuation requests up 120% year-on-year, viewing requests up 240% and property listings up 39%.

The Scottish Government announces an LBTT holiday, raising the threshold to £250,000, and additional investment in the First Home Fund.



5 January 2021

A second national lockdown is imposed. The Scottish Government confirms that activities connected with moving home are allowed to go ahead but advise postponing if possible.

31 March 2021

The LBTT holiday ends, returning the threshold to £145,000 (£175,000 for first-time buyers).

1 April 2021

The First Home Fund launches, but demand is so high that it closes by 8 April.

9 August 2021

Scotland moves to 'Beyond Level 0' restrictions.

16 December 2021

Open viewings are permitted in Scotland, for the first time since March 2020.

21 March 2022

The Scottish Government confirms the removal of all Covid-19 legal requirements, except for face coverings. All specific Covid-19 guidance on home moves is now removed.

18 April 2022

The remaining Covid-19 restrictions around face coverings are lifted.



HOW HAS THE PROPERTY MARKET CHANGED SINCE MARCH 2020?

The property market has seen some significant changes since March 2020, with a two-year period of activity unlike anything seen in recent times. The market slowed to an almost complete stop during Spring 2020, but the resulting pent-up demand saw the market explode into a hive of activity that continued from Summer 2020 through to late 2021, as changing lifestyles and priorities saw buyers and sellers alike keen to take action.

CHANGES IN AVERAGE SELLING PRICE AND OFFERS OVER HOME REPORT

The average selling price for property in Edinburgh, the Lothians, Fife and the Borders in March 2020 was £242,299. In May 2022, this figure was £274,309.

In March 2020, properties achieved, on average, 102.4% of their Home Report valuation. With higher demand and rising competition, this figure had risen by 4.9 percentage points in May 2022, with buyers paying 107.4% on average of the Home Report valuation.

WERE MORE CLOSING DATES SET?

Rising demand and limited supply of properties has seen the level of closing dates set increase over the period of March 2020 – May 2022.

In March 2020, 24.6% of properties for sale in Edinburgh, the Lothians, Fife and the Borders went to a closing date, rising to 28.8% by May 2021. In May 2022, the rate of closing dates rose to 35.7%.

WHERE ARE THE MOST POPULAR AREAS TO BUY AND SELL PROPERTY POST-PANDEMIC?

The most popular area to buy and sell property recently is Dunfermline, which has consistently seen the highest volumes of listings and sales throughout Edinburgh, the Lothians, Fife and the Borders. Dunfermline, with its lower property



prices, excellent transport links and proximity to both city and countryside, has proven popular with many first-time buyers, or second-steppers searching for a home with more more indoor or outdoor space.

Leith was the second-most popular area to buy and sell property during this time. Popular with property investors and first-time buyers, trendy Leith offers more affordable property close to Edinburgh city centre.

Corstorphine was the third-most popular place to buy and sell property, and has been especially in demand with family buyers, due to its proximity to the city centre and excellent schooling options.

Musselburgh was the fourth most-popular place for buyers and sellers from June 2021 – May 2022. Offering excellent schooling and transport links and more affordable property prices, plus access to the coast and countryside, Musselburgh has seen its popularity soar since the outbreak of the pandemic.

The fifth most-popular place to buy and sell property was Newington. Popular with families, students and investors, Newington enjoys a

sought-after central Edinburgh location, close to green spaces and Edinburgh University.

WHAT ARE THE MOST POPULAR TYPES OF PROPERTY?

Two-bedroom flats and three-bedroom houses have been especially popular with buyers post-pandemic.

Two-bedroom flats in Leith have been consistently popular, perhaps due to their affordability allowing first-time buyers to purchase a property that accommodates home working, or to buy for the longer term.

Leith's one-bedroom flats have also been very popular, again with their affordability (one-bedroom flats in Leith are priced under the LBTT threshold, averaging £166,770) meaning that more first-time buyers could step into the property market.

Three-bedroom houses in Dunfermline were the third-most popular purchase from June 2021 – May 2022, as more buyers sought larger family homes with outdoor space.

Two-bedroom flats in Corstorphine, Newington and Dunfermline have also been very popular property purchases.

Timeless style

Whether you're buying, selling or staying put for now, why not overhaul your interiors with a classically elegant look?

When you're buying or selling a home, you'll likely come across the term 'neutral décor' more times than you care to admit. And while this can mean fresh, airy, inspiring interiors, sometimes, this actually means stripping back your own personality and colour palette to try and create a 'suits-all' feel – which can leave you feeling a bit, well, beige.

If you're selling your home, or just thinking of a way to overhaul your interiors, opting for a timelessly elegant look is the best way to create a design scheme that would not only appeal to a wide range of buyers, but also creates a soothing, comfortable home environment for you to enjoy, that won't date when the time comes to list your home for sale.

So, how do you create a timeless interiors look, without falling into bland territory?

PICK THE PERFECT PALETTE

Sticking to a limited colour palette is a great way to create a timeless, elegant feel in your home that still hints at your own sense of taste.

For a timeless, neutral scheme, shades of white, cream and beige can all work together to create a fresh, airy feel, even in a darker room, as long as you choose the right hue.

Opt for colours that work with the age and style of your home, but most importantly, think about the kind of light each room receives, so that you can select a shade that complements it. For example, in a north-facing room, choose something with a warmer, yellow-based tone to bounce light around the room. If it's a south-facing space, a shade with a cooler, blue or grey-toned base can help to create a tranquil, breezy feel.



Credit: Sheraton Interiors

“ Think about a couple of complementary colours that can work with your base shade to add interest to your scheme – perhaps a plaster pink, a sage green or a duck-egg blue, which all have an enduring popularity. ”

Siobhan Doherty, Homestead

USE TEXTURE TO ADD PERSONALITY

Don't be fooled into thinking that just because your walls are now light, bright and simple, you can't do anything but embrace a minimalist feel. You can easily bring warmth and character into your space with a clever selection of accessories, but again, think about the style of your home as well as your own personal taste. If you prefer a classical look, try silk textures, opulent lamps or candlesticks, and adding beautiful vases filled with flowers or greenery. If your taste leans a little more rustic, your neutral scheme can be brought to life with wools, velvets, woods and rattans, to lend a natural feel.

ACCESSORISING IN STYLE

The key to truly timeless interiors is to not lean too heavily on current trends, as it can quickly date your home and lead to you feeling the need to update your interiors more often.

Instead, try to mix and match to create a style that's bespoke to you, without being too trendy. Bringing in hints of current styles to contrast creates an elegant look – think contemporary artworks in beautiful vintage frames, or swapping out a glass coffee table for a sleek, mid-century design.



Renting and renovating with

Medina Grillo

Instagram star and interiors influencer Medina Grillo believes that you don't need a mortgage to make a home feel like your own – just a passion for personalising it.

Describing herself as a 'DIY-passionate, home-decor-crazy renter, mother and wife', Medina Grillo has become a design star. For the 187,000 (and counting) followers of her @grillodesigns Instagram account, she's a champion of rental and renovation.

Showcasing how she has transformed her rented house into a stylish family home, which she shares with her husband and two sons, she proves that imagination and passion can deliver as much as a generous budget.

We asked her for tips on making a house into a home.

WHAT DOES A BEAUTIFULLY DECORATED HOME MEAN TO YOU?

Our surroundings influence our mental health. When you have a home that reflects your personality, the experience of being at home makes you feel much better in yourself. A lot of people realised that during lockdown, when everyone wanted to renovate and decorate. There is so much in the world that you can't control, especially right now, but you do have a say in how you decorate your home.

MEDINA'S TOP 3 RENTAL DECOR TIPS

TRY REMOVABLE WALLPAPER:

It introduces pattern and colour to magnolia walls, or even floors. Try using it in a porch or cloakroom.

FRAME AND HANG ART:

Use damage-free hanging strips or lean pictures against a wall to add personality to a space.

CHANGE YOUR CUSHION COVERS:

Swapping cushions with the seasons is an inexpensive way to instantly change the feel of a room.



WHERE DO YOU GET YOUR DECORATING AND STYLING TALENTS FROM?

When I was growing up, my family moved from country to country quite a lot, as my dad was an engineer. We always rented wherever we moved, and my mum made sure that each of these houses looked beautiful and felt like safe and secure homes. That has been so influential for me when approaching my own decor.

YOU CHAMPION HOW TO TRANSFORM RENTAL HOMES. WHY IS THAT IMPORTANT TO YOU?

I've rented homes all my life. It's so important to make the place where you live feel like yours, but people don't always know where to start. I want everyone to enjoy the home they have and not feel like they're waiting for their next move.

YOU TAKE ON LOTS OF UPCYCLING PROJECTS. WHAT DO YOU ENJOY ABOUT THEM?

I love that you're giving a new lease of life to an old piece of furniture and that you're making it work for you and your space. It feels like a very sustainable way to decorate. My favourite recent upcycling project is some vintage school gym bars I found on eBay, which I use as a room divider.

ARE YOU NATURALLY VERY TIDY? YOUR HOME ALWAYS LOOKS INSTAGRAM PERFECT...

Ha! No, I'm really not very tidy at all. I struggle to put things back after I use them. It's perhaps the only thing my husband and I disagree on.

STYLE IT THE ANYDAY WAY

If, like Medina, you want to fill your home with style and personality, Anyday is perfect. With quality you'd expect at prices you wouldn't, Anyday gives you fresh ideas each season to make your home the place you want it to be.

WHICH DIY PROJECT HAS MADE THE BIGGEST DIFFERENCE TO YOUR HOME?

Installing our wall-to-wall bookcases in the living room - they are built on a platform, so will be easy to remove if we leave. They let me display the books I love and bring the room together.

Shop ANYDAY in John Lewis & Partners stores or online at johnlewis.com.



Medina is the author of Home Sweet Rented Home (Mitchell Beazley) and founder of grillo-designs.com. Find her on Instagram @grillodesigns



Large Rattan Glass Vase, £15, marksandspencer.com

Mediterranean Magic

Add a splash of sun-soaked style to your home this summer with these Mediterranean-inspired picks...



Llora Oil & Vinegar Set, £80, sohohome.com



Mediterranean Lemon Plate £18, & Bowl £22, rockettstgeorge.co.uk



Tagine, £16.99, homesense.com



Ibiza placemats, £10 for 2, matalan.co.uk



Evora 12 Piece Stoneware Dinner Set, £60, habitat.co.uk

Banana Leaves Printed Cushion, £20



SHOP THE ANYDAY RANGE IN STORE,
ONLINE AND ON OUR APP

JOHN
LEWIS
& PARTNERS

Outdoor dining for every space

With the promise of a warm summer on the horizon, we're dusting off our BBQs and breaking out the outdoor tableware in preparation for one of the season's great joys; alfresco dining.



Whether you're enjoying a burger with friends, sharing a pizza with family, or toasting the summer months with a refreshing cocktail, Dobbies has everything you need to create the ultimate alfresco dining set-up in your garden, regardless of size. Here are some recommendations from Dobbies' Senior Buyer, Lynsey Abbott on how to best make use of your outdoor space this summer.

GET COSY

If your lifestyle favours a more relaxed approach to dining, Lynsey recommends opting for a comfortable sofa set with matching table to create a snug spot in your garden. Lynsey says: "Outdoor sofa sets are incredibly versatile and are perfect for those who want to make the most of indoor-outdoor living. Bringing the inside out with soft textures, throw pillows and blankets is a great way to create a flow from home to garden and will make your outdoor space feel like a natural extension of your home. Ideal for those who like to entertain, a cosy sofa set is the perfect place to enjoy a drink with friends."

CLEVERLY COMPACT

If you're working with a smaller outdoor area but still want to make the most of the summer nights, Lynsey says a chic bistro set is the perfect choice. Lynsey comments: "If you have a compact garden but still want to enjoy a spot of alfresco dining, a clever fold away bistro set will be your favourite summer accessory. Ideal for sunny morning coffees, relaxed lunches and late-night dinners under the stars, a handy bistro set will take up just a small amount of space, making it fantastic for city dwellers who want to make the most of their balconies. To add a personal touch, style it with some colourful throw pillows that can be brought inside at night-time."

TIMELESS NEUTRALS

For a classic dining set-up that won't go out of style, Lynsey recommends a neutral dining table that can be styled in different ways. Lynsey says: "If you're looking for a dining set-up that's suitable for the whole family, you can't go wrong with a classic wooden table and matching chairs. Perfect for family BBQs and summer celebrations, the classic outdoor dining table is great for larger gardens and can be styled to suit your taste. For a modern look, pair your table with contrasting chairs in a dark tone and style your set with complementing tableware in an on-trend matte charcoal."

To explore Dobbies' full range of outdoor furniture and accessories for Spring Summer 2022, visit dobbies.com.



Global Fusion at Dobbies Garden Centres featuring Lisboa teak dining set, £3699

My 9-to-5

The Brighton-based Scottish interior designer, Barbara Ramani, shares her daily life and career path.

Where do you call home?

Brighton – my husband and our two boys moved here in 2019, after 12 years in London. We're originally from Glasgow and moved to London together. We'd always loved Brighton's playful, creative vibe and craved the fresh air and the seaside. We do miss Glasgow, so we're often back to get our fill of family banter!

My day starts with...

My two-year-old screaming for milk at about 6am! I'd love to say I do yoga, drink smoothies and skip out the door in high heels, but the absolute opposite happens – from 6-9am I'm a slave to my boys! I throw on a bit of makeup, hustle the boys out to nursery and school, and start working just after 9am - not before a coffee and popping on earrings and red lip.

My main responsibilities are...

Designing interiors to be a true reflection of who my clients are and how they live. I take many projects from concept to installation, managing sourcing, procurement and budget/project management. It's my responsibility to allow clients to relax and let their dream interiors come to life around them, and I take their vision and channel that into an environment that's inspiring, welcoming and completely bespoke.

A typical working day usually involves...

Different stages of different projects at one time! I may have Zoom consultations, where I demonstrate design ideas to help clients visualise the space. Or I may be creating a



Barbara Ramani
Interior designer

concept presentation, where I use 3D models so my clients can 'walk through' their space and get a real idea of the feel and function. I could be working on budget management, obtaining quotes and sourcing items for a budget breakdown.

Sometimes, I have site visits to check on progress, or I might be sourcing bespoke art. I've also worked on television design production – which is like normal interior design, but on super speed!

I got my job...

After being surrounded by inspirational interior design growing up. My mother was a curtain maker and upholsterer, and I got to go with her to jobs in grand houses and castles. Her passion for design meant our home was always beautiful!

I adored studying architecture at Glasgow's Mackintosh School of Art, but I always felt disappointed that I couldn't get stuck into the

interiors once the building was finalised, so I became a visual merchandising manager for Space NK to get more interiors experience. It gave me a brilliant understanding of rolling out design, but it didn't fulfil me creatively.

After my first son was born, I began doing small interior design projects for free, to start my portfolio. One client sold the property I styled and then asked me to take on the design for their next home as my first paid commission – I jumped at the chance and since then, work has always come in.

The best part of my job is...

Finding the sweet spot where I've nudged clients out of their comfort zone and showed them the potential of their home. It's incredibly rewarding when they can relax and be confident that every detail they're about to spend their hard-earned money on will be absolutely perfect.

My most memorable career moment is...

After three years building my business, I was chosen to be a contestant on Interior Design Masters with Alan Carr on the BBC, which took things to the next level. I was then asked to work as the design producer on Channel 5's Dream Home Makeovers with Sophie Robinson – I've followed her work for a long time so that was a starstruck moment for me.

After work I...

Brush off stress with a long jog through the South Downs, and I go sea-swimming with friends every weekend. In the evenings, my husband and I book a babysitter and head out to one of many amazing restaurants in Brighton – we love Burnt Orange, The Flint House, Murrur, Kindling and The Coal Shed – or we might go to a comedy night at the Komedia. If we're in Glasgow, we love Ox & Finch or Rioja in Finnieston.

If I wasn't an interior designer, I'd have been...

Probably an architect – it would have also been a wonderful job!

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

I have two. Firstly, 'do what you love'. It sounds like a greetings card, but I realised I'd never be successful or happy in a job that I didn't care about – we spend the majority of our lives working so it's important to do something that brings joy.

Secondly, 'don't be afraid to fail'. My career has come on leaps and bounds when I've taken a risk and even failed. I've learned more from my failures than I have my successes, so I'm not afraid to make mistakes!

You can find out more about Barbara's work at barbararamaniinteriors.com, and catch Interior Design Masters with Alan Carr on BBC iPlayer.



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?



RAVELSTON LEA, 14, RAVELSTON DYKES ROAD, EDINBURGH, EH4 3PQ

OFFERS OVER £1,950,000

6  2  4  F 



Highly individual detached period villa with parking & garage | Vestibule | Reception hall | Drawing room | Sitting room | Dining room | Kitchen | Breakfast room | Sunroom | 5 double bedrooms | Family bathroom | Shower room | Study/bedroom 6 | Landscaped garden | GCH

VIEWING INFORMATION

By appt tel Agent 0131 581 5711

SIMPSON
& MARWICK

TEMORA, 410 NORTH DEESIDE ROAD, ABERDEEN, CULTS, AB15 9TD

OFFERS OVER £1,400,000

5  3  3  C 



Built during the grand Victorian era, exquisite grace and grandeur are the hallmarks of this magnificent masterpiece. This stately property, located in Aberdeen's desirable West End, extends to over 374sqm of interior space and is set amidst the most beautiful, landscaped garden grounds.

Temora opens to a welcoming reception hall leading seamlessly to all main rooms on the ground floor including an elegant formal lounge with a quality fireplace and log burner, superb cinema room, music room / home office, a spacious dining room with feature bay window while a large family TV room and conservatory provide comfortable space to enjoy the stunning garden views.

The home is served by a bespoke Edwin Loxley kitchen complete with an exceptional range of cabinetry, granite worktops, Aga cooker and space for a breakfast table and chairs, with French doors opening to an outdoor dining area to enjoy the magnificent garden. The service quarters also benefit from a particularly well-appointed butler's pantry, a shower room and convenient boot room and door giving access to the rear of the house, outbuildings and generous car parking area.

Stepping from the upper hall, the king-size principal bedroom provides the ideal retreat where a recessed window-seat offers open views of the beautiful garden grounds. There is an adjoining private bathroom, stylishly designed complete with shower cabinet, large bath and wall hung, double-basin vanity unit with storage and downlights. Also leading from the upper hall there are four stylish guest bedrooms and a spa-style main bathroom with walk-in shower cabinet, wc and double-basin vanity unit with mirrors above.

The property basks in over 1.7 acres of park-like private land enriched by many heritage trees, pristine lawns, shrubberies and patio areas creating an inviting and glorious space to enjoy relaxing and al-fresco dining. A former carriage-house and stable has been transformed into a double garage with a series of connecting workrooms, stores and a separate equipment outhouse. Plans exist to convert the outhouse to additional residential accommodation as a "granny flat" or home office space.

The property is situated in the heart of the much sought-after community of Cults, close to excellent schools and a host of independent shops, restaurants and cafes.

VIEWING INFORMATION

Call Ledingham Chalmers on 01224 632500



53 NILE GROVE, EDINBURGH, EH10 4RE

OFFERS OVER £1,250,000

5  3  3  D 



Stunning B-listed Victorian end-terrace house in Morningside. Boasts exceptionally spacious and versatile family-orientated accommodation over three floors, including five bedrooms, two reception rooms, a dining kitchen and three bathrooms.

VIEWING INFORMATION

Tel: 0131 253 2236 By Appointment



LADYRIG HOUSE & LODGE KELSO, TD5 8JP

OFFERS OVER £850,000

6  4  4  E 



A striking traditional farmhouse set in rolling countryside positioned just outside Kelso, Ladyrig House is an exceptional find. Incredibly well connected to amenities while retaining a coveted countryside lifestyle, the property is full of period charm - and with a separate Lodge and array of outbuildings, this is an excellent opportunity for those looking to put down roots in the Borders and develop this handsome historical property into a modern family home with income and development potential.

VIEWING INFORMATION

Contact Hastings Legal and Property
01573 225999



9 YORK ROAD, NORTH BERWICK, EAST LOTHIAN, EH39 4LX

OFFERS OVER £750,000

4  2  2  D 



Rarely available & extremely well presented double upper period flat | Stunning sea views | Mature private gardens | Sought after location | Vestibule | Hall | Sitting room with bay window | Kitchen/dining room | Utility | 4 double bedrooms | Bathroom | Shower room | GCH

VIEWING INFORMATION

By appt tel Agent 01620 532654

SIMPSON
& MARWICK

141 GREENBANK ROAD, EDINBURGH, EH10 5RP

OFFERS OVER £695,000

4  3  2  C 



Truly impressive family home | Desirable area | Superb garden | Garage & driveway | Stunning sitting/dining/kitchen | Conservatory | Principal bedroom | Ensuite | 2 double bedrooms | Jack & Jill ensuite | Family room/bedroom 4 | Bathroom | Utility & boxroom | GCH | DGF.

VIEWING INFORMATION

By appt tel Agent 0131 581 5711

SIMPSON
& MARWICK

10 NEWLANDS, KIRKNEWTON, EH27 8LR

OFFERS OVER £685,000

6  4  3  E 



Superb detached house situated in a prestigious development set in an enviable, semi-rural location in Kirknewton. The property has been beautifully presented throughout and offers fantastic views over open countryside. The accommodation consists of vestibule and hallway, lounge, dining room, kitchen and breakfast room, utility room and a wc, six bedrooms, two with ensembles, two bathrooms, two attic spaces, excellent storage, oil central heating, double glazing, double garage, driveway and extensive garden grounds.

VIEWING INFORMATION

By appt please call 0131 253 2885.



62 JOPPA ROAD, JOPPA, EDINBURGH, EH15 2ET

OFFERS OVER £675,000

5  1  2  E 



A beautifully presented and well-proportioned five bedroomed Victorian terraced house located just yards from Portobello promenade and beach.

VIEWING INFORMATION

Viewings by appointment with Coulters on 0131 603 7333



9/3 PALMERSTON PLACE, EDINBURGH, EH12 5AF

FIXED PRICE £635,000

3  3  2  D 



Impressive 3 bedroom double upper conversion | Allocated parking space | Grand sitting room with triple windows | Stylish kitchen/breakfast room | Principal bedroom with en suite shower room | 2 further double bedrooms | Bathroom | Shower room | Large attic room | GCH

VIEWING INFORMATION

By appt tel Agent 0131 581 5711

SIMPSON
& MARWICK

27 SWANSTON TERRACE, FAIRMILEHEAD, EH10 7DN

OFFERS OVER £625,000

5  2  2  D 



A delightful detached Bungalow with Stunning views of Pentland Hills. Accommodation comprises Entrance vestibule, Hallway, spacious living room, bay windowed dining room/ double bedroom, kitchen with a counter island and breakfast room, 3 double bedrooms one of which benefits from an en-suite, single bedroom and bathroom. Front garden & south facing rear garden. Garage. Driveway. GCH. DG

VIEWING INFORMATION

By apt tel Selling Solicitors on 0131 667 1900

Deans Properties 
Deans Solicitors and Estate Agents LLP

**17 EAST CAMUS PLACE, FAIRMILEHEAD,
EDINBURGH EH10 6QZ**

OFFERS OVER £615,000



This traditional detached house offers spacious and versatile accommodation including four bedrooms, two reception areas, a large breakfasting kitchen, a home office, and two bathrooms, all enhanced by beautifully presented, contemporary interiors. The home is accompanied by mature gardens, an attached single garage, and a private driveway.

VIEWING INFORMATION

Contact Gilson Gray 0131 253 2993



**10 REDHOLM, GREENHEADS ROAD,
NORTH BERWICK, EAST LoTHIAN, EH39 4TB**

OFFERS OVER £600,000



Impressive main door flat | Private patio | Shared garden grounds with sea views | Garage | Hall with WC off | Sitting room | Dining room | Kitchen | Utility | Principal bedroom with en suite shower room | 2 further double bedrooms | Bathroom with separate shower | GCH

VIEWING INFORMATION

By appt tel Agent 01620 532654



7/1 LANSDOWNE CRESCENT, EDINBURGH,

EH12 5EQ

OFFERS OVER £570,000



Outstanding drawing room flat in handsome converted townhouse | Access to private gardens | Delightful views | Hall | Drawing room/dining room | Kitchen | Double bedroom 1 with built in wardrobes | Double bedroom 2 | Bathroom | Sought after location | Permit parking | GCH

VIEWING INFORMATION

By appt tel Agent 0131 581 5711

SIMPSON
& MARWICK

LISHEEN, ANCRUM, JEDBURGH

OFFERS OVER £520,000



Set just outside the charming village of Ancrum, Lisheen is the perfect find for those in need of a substantial family home with a rural feel - while remaining exceptionally well connected to transport links, amenities and nearby schools. This striking stone-built former gatehouse offers excellent opportunity to be modernised to a buyers taste; with a choice of three generous public rooms and five bedrooms, the wrap around gardens ensure complete privacy, with further scope for development or home working provided by the basement area and stable block.

VIEWING INFORMATION

Contact Hastings Legal and Property
01573 225999

HASTINGS

24 GOLF COURSE ROAD, BONNYRIGG, EH19 2EZ

OFFERS OVER £515,000



A stunning traditional semi-detached villa with lovely private gardens, parking & garage, significantly renovated in recent times to create a delightful family home in one of Bonnyrigg's most desirable streets. Offering 4 bedrooms, 2 reception rooms & fine period features.

VIEWING INFORMATION

By appt through Neilsons 0131 253 2858



53 CRAIGKENNOCHIE TERRACE, BURNTISLAND, KY3 9EN

FIXED PRICE £490,000



Fine Victorian villa | Exceptional south facing views across Firth of Forth | Vestibule | Hall with WC off | Sitting room with bay window | Dining room | Sun Lounge | Living room | Double bedroom 5/office | Kitchen | Utility | 4 further double bedrooms | Bathroom | GCH

VIEWING INFORMATION

By appt tel Agent 0131 581 5711

SIMPSON & MARWICK

54 SEAVIEW CRESCENT, JOPPA, EDINBURGH, EH15 2LT

OFFERS OVER £485,000

3  1  1  D 



54 Seaview Crescent is a beautifully positioned, detached bungalow that would benefit from some up-grading to create a wonderful family home. The property benefits from elevated sea views, a single garage and off-street parking, as well as a fantastic, large and south facing garden.

VIEWING INFORMATION

Sun 2-4pm or by apt MBM on 0131 376 3124



3C, BUCKINGHAM TERRACE, EDINBURGH, EH4 3AB

OFFERS OVER £460,000

2  1  2  C 



Superb 2nd floor traditional Victorian flat | Prestigious residential area | Access to wonderful residents' gardens | Bright & tastefully presented | Lovely outlook | Sitting room | Kitchen/dining room | 2 double bedrooms | Bathroom | Permit parking | GCH | DG.

VIEWING INFORMATION

By appt tel Agent 0131 581 5711

SIMPSON
& MARWICK

12/9 BRUNTON TERRACE, EDINBURGH, EH7 5EQ

OFFERS OVER £395,000



Superb, contemporary 3 bed double upper flat | Delightful open outlook | Popular central location | Close to excellent local amenities | Hall | Sitting room | Kitchen/dining room | 3 double bedrooms | Bathroom | Shower room | Shared rear garden | Permit parking | GCH

VIEWING INFORMATION

By appt tel Agent 0131 581 5711

SIMPSON
& MARWICK

DYEBANK, LONGFORMACUS, DUNS, TD11 3PE

OFFERS OVER £395,000



An exceptionally handsome former manse nestled into a secluded and highly private plot in the centre of this established rural village setting. Having been lovingly cared for by the current vendor for over thirty years and maintained to an excellent standard, Dyebank House does now offer an opportunity for the purchaser to make some changes or upgrades of their own if desired; the garden grounds extend around the property on all sides which could give way to options of further extending. The property sits centrally within the sizeable plot with fantastic levels of privacy and very well tended garden grounds.

VIEWING INFORMATION

Contact Hastings Legal and Property
01573 225999

HASTINGS

SPRINGWOOD , 20 VICTORIA CRESCENT, SELKIRK, TD7 5DE

OFFERS OVER £395,000

5  3  3  E 



In a convenient location just off the centre of Selkirk with particularly striking views over the valley and neighbouring countryside beyond, Springwood is a fantastic traditional home; beautifully presented throughout with a choice of reception areas, all tastefully finished, including five comfortable bedrooms allowing flexibility of use and a charming enclosed garden - this enviable period property would make a delightful home for any family.

VIEWING INFORMATION

Contact Hastings Legal and Property
01573 225999



7/2 WELLINGTON PLACE, LEITH LINKS, EH6 7EQ

OFFERS OVER £310,000

2  1  1  D 



The property forms part of a historic B-listed tenement, situated directly beside Leith Links in the desirable Leith conservation area. This is a beautifully presented, two-bedroom, ground-floor flat enjoying a sought-after location in the capital.

VIEWING INFORMATION

Tel VMH on 0131 622 2626



THE BUTLERS, TYNINGHAME HOUSE, TYNINGHAME, EH42 1XW

OFFERS OVER £300,000

2  2  1  F 



Unique 3 storey 2 bedroom home | Extensive & impressive communal grounds | Vestibule | Hall | Large kitchen/dining room | Double aspect sitting room | Shower room | Double bedroom 1 | Double bedroom 2 | Bathroom | Electric storage heaters | Single glazing | Single garage.

VIEWING INFORMATION

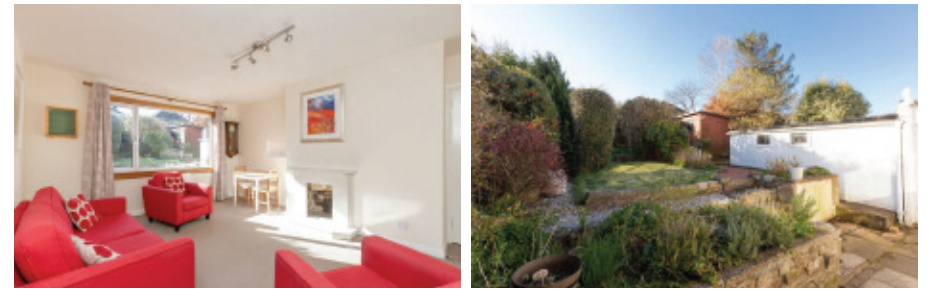
By appt tel Agent 01620 532654

SIMPSON
& MARWICK

30 RICCARTON DRIVE, CURRIE, EH14 5PN

OFFERS OVER £285,000

2  1  2  D 



Superb semi-detached home | Desirable location | Delightful south-facing garden | Detached garage & driveway | Spacious sitting/dining room | Kitchen/breakfast room | 2 double bedrooms | Bathroom | Attic storage | Excellent school catchment | GCH | DG.

VIEWING INFORMATION

By appointment tel Agent 0131 581 5711

SIMPSON
& MARWICK

ST RONANS COTTAGE, MAVIS BANK, SELKIRK, TD7 4EA

OFFERS OVER £285,000



This charming period property dates from around 1890 and is a striking detached stone-built family home with garden both front and rear. Internally, the accommodation hosts three bedrooms, three public rooms and three bathrooms arranged over two main levels - all beautifully presented in an aesthetically pleasing merger of original period features and more recently added modern comforts.

VIEWING INFORMATION

Contact Hastings Legal & Property 01573 225999



17/4 HILLPARK BRAE, BLACKHALL, EDINBURGH EH4 7TD

OFFERS OVER £275,000



Stylish 2 bedroom 2nd floor apartment | Upgraded by current owners | Popular residential area | Delightful views | Excellent storage | Hall | Living room | Kitchen/dining room | 2 double bedrooms | Bathroom | Communal grounds | Garage | Private parking space | GCH

VIEWING INFORMATION

By appt tel Agent 0131 581 5711



9 SPRINGVALLEY TERRACE, EDINBURGH EH10 4QB

OFFERS OVER £265,000



Most spacious main door apartment in excellent location | Kitchen/dining/sitting room with utility | Bay-windowed bedroom | Modern bathroom with white suite | Large versatile box room | Private front garden with gated access | Quietly positioned close to excellent amenities.

VIEWING INFORMATION

by appt tel Agent 0131 581 5711

SIMPSON
& MARWICK

15/10 EAST PILTON FARM CRESCENT, EDINBURGH, EH5 2GG

OFFERS OVER £225,000



Superb 3rd floor apartment | Lovely views | Excellent location | 2 balconies | Recently re-decorated | Bright & well proportioned | Residents' parking | Sitting/dining room open plan to kitchen | Principal bedroom | En-suite | Double bedroom 2 | Bathroom | GCH | DG

VIEWING INFORMATION

By appt tel Agent 0131 581 5711

SIMPSON
& MARWICK

28 QUEEN'S CROFT, KELSO, TD5 7NN

OFFERS OVER £154,500

3  2  1  C 



Positioned on a popular residential area close to a range of amenities and facilities, 28 Queen's Croft is an excellent starter home - a well-proportioned semi-detached property, requiring some modernisation and providing scope for upgrading, the property would make an excellent family home hosting comfortable living space, three bedrooms, a well-appointed garden and a garage.

VIEWING INFORMATION

Contact Hastings Legal and Property
01573 225999



19/2 JOHN'S PLACE, BOND 77, EDINBURGH EH6 7ED

OFFERS OVER £150,000

 1  1  D 



Situated in the Leith conservation area, beside Leith Links and outstanding amenities, this unique lower ground-floor studio apartment forms part of a converted, B-listed, Bond warehouse (1898). Ideal for city professionals and couples.

VIEWING INFORMATION

Tel: VMH 0131 253 2964



PLOT 4, HARDACRES FARM, NEAR ECCLES, KELSO

OFFERS OVER £105,000



Positioned only a few miles from Kelso, Plot 4, Hardacres Farm is a perfectly positioned plot for those seeking a semi-rural location. Due to its orientation, the plot commands lovely open outlooks that take in the Lammermuir Hills in the distance to the North. Extending to just under 0.25 acre and with outline planning consent granted for one dwelling house, the plot offers ample room for a sizeable family home with good garden grounds.

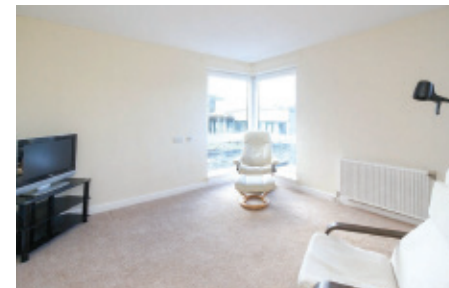
VIEWING INFORMATION

Contact Hastings Legal and Property
01573 225999



5/25 OSWALD ROAD, EDINBURGH, EH9 2HE

FIXED PRICE £75,000



Located in the prestigious Grange area of the city, an opportunity to purchase a 50% share in this impressive 2nd floor retirement flat (with minimum age of 60) has arisen. Well designed, spacious, and in move in condition, this is a must see property. Being close to an array of shops and amenities with public transport operating nearby makes every day living easy and the city centre very accessible.

VIEWING INFORMATION

By appt, please tel agents 0131-220 8742



the
engine yard

11 tracks
lead home



Final phase
now on sale

Discover the perfect city pads
in Edinburgh at The Engine Yard.
With everything you need on your
doorstep — including Places Gym.

The Engine Yard, Edinburgh

A mix of one, two and three-bedroom city
apartments, duplexes and penthouses.

Prices from £267,500

Book a viewing today on **07919 381278**

Visit placesforpeople.co.uk/theengineyard

Find us at Leith Walk, Shrubhill Walk, Edinburgh EH7 4PD
Next to Places Gym

 **Places
for People**