

Make *more* from your home



## We'll help you make the *best move*

An excellent price, a quick sale, and a straightforward experience. That's the wish list of most sellers, and that's exactly what our estate agency team can offer sellers in Edinburgh and the Lothians

Recent research from the ESPC shows that solicitor estate agents like us achieve higher prices than non-ESPC agents. On average, we sell properties for 105% of the Home Report valuation.

As well as getting great prices, we sell properties quickly – taking an average of just 14 days to turn around a sale.

And how do we manage this, whilst also taking the strain out of selling?

- **We know the market.** Demand can vary from week to week and street to street, and our up-to-date local knowledge is invaluable for setting prices and marketing strategies.

- **We'll put your home in front of the right people.** We have a large database of buyers looking in your area and we'll send them alerts about your property.
- **We care about service.** If you sell your home with us, a dedicated negotiator will work with you to find a buyer and take the stress out of the sale, keeping you informed and reassured throughout the sale process.
- **We'll make your property look a million dollars.** Using impressive professional photography and floorplans, we'll showcase your property at its very best.

We can support you on all aspects of moving home, from advising on prices and tactics, to negotiating the sale. We can also help with finding your next property and doing your conveyancing.

Throughout, our experience and attention to detail will be invaluable in getting you the best deal.

If you'd like to know more about what we can do for you, contact us in our West End office, or call to arrange a free appraisal.



### 16 Merchiston Place Edinburgh

Offers over £750,000

A rarely available stone-built house in the popular Merchiston area of Edinburgh. Now requiring considerable upgrading, the property offers the opportunity to create a superb family home.

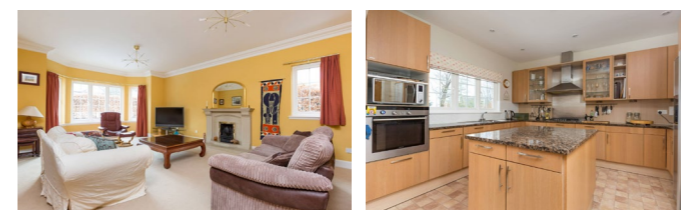


4 Bedrooms | 2 Receptions | 2 Bathrooms | EPC Band E

### 3 Ravelrig Wynd Balerno

Offers Over £725,000

A substantial detached, executive villa within an established modern development in Balerno, extending to 3168 square feet.



5 Bedrooms | 4 Receptions | 3 Bathrooms | EPC Band C

### 20 Hillpark Grove Edinburgh

Offers Over £635,000

A beautifully-presented, five-bedroom family house in sought-after Blackhall. The property is quietly positioned at the end of a cul-de-sac and backs onto the woodland of Corstorphine Hill.



5 Bedrooms | 2 Receptions | 2 Bathrooms | EPC Band C

## 50 Greenbank Crescent Edinburgh

Offers Over £610,000

An elegant and bright semi-detached villa with an enclosed private garden. The property has been sympathetically extended and provides flexible family accommodation over two floors.



3 Bedrooms | 3 Receptions | 1 Bathroom | EPC Band D

## 8a Bruntsfield Crescent Edinburgh

Offers over £535,000 | UNDER OFFER

A superb main door garden flat overlooking Bruntsfield Links. Situated in a quiet no-through road with properties on one side and an open aspect on the other.



3 Bedrooms | 1 Reception | 2 Bathrooms | EPC Band C

## 23/1 Drumsheugh Gardens Edinburgh

Offers Over £530,000 | UNDER OFFER

Forming the elevated ground-level of a handsome Victorian townhouse, this truly impressive property is entered via a beautiful wood panelled communal hallway.



2 Bedrooms | 1 Reception | 2 Bathrooms | EPC Band C

## 8/1 Eglinton Crescent Edinburgh

Offers Over £525,000 | UNDER OFFER

A centrally located garden flat with private walled garden to the rear in the heart of Edinburgh's West End.



2 Bedrooms | 1 Reception | 2 Bathrooms | EPC Band C

# Five things not to *forget* when you move home

**Moving home can often be a stressful time, from securing the house of your dreams to the reality of packing up your belongings, and remembering to update your new address. There are often things that slip through the net when you've settled into your new home and could be costly if forgotten about**

### 1. We've moved

Most of us remember to tell our utility providers when we move, but forget a host of other contacts, especially the ones we deal with online or only occasionally.

Most commonly forgotten are pension and insurance providers, National Insurance, HMRC, banks, employers, schools, doctors and other parts of the NHS, and any clubs you belong to.

### 2. Don't pay for things you no longer need

If you're moving away, you won't want to pay for old parking permits, gym membership, and the like. Be sure to check cancellation terms and stop direct debits.

### 3. Be smart about smart appliances

If your new home has web-based security systems or app-controlled smart products, ask the previous owners to remove apps and log-ins. You don't want their phones to control your central heating! If you're the seller of a smart home, be sure to log out when you leave.

### 4. Don't fill someone else's fridge

The first time you do an online supermarket shop or Amazon order in your new home, change your default address. Otherwise, you may gift your buyers your weekly shop, a new pair of trainers, or a case of wine.

### 5. Change the locks

The sellers may be 100% trustworthy, but who else may have keys to your new home? A dog walker, gardener, cleaner, neighbour, or sundry relatives may also have a key long forgotten about. It may be worth considering starting afresh with new locks.

*If you'd like other practical tips on buying, selling or moving, our Residential Property team would be happy to help.*



**Maurice Allan**

Managing Director of Residential Property  
mauriceallan@lindsays.co.uk

## 24 (2F1) Learmonth Terrace Edinburgh

Offers Over £450,000 | UNDER OFFER

A well-proportioned second-floor flat in the highly sought-after West End. The property boasts panoramic views over the city to Fife and beyond.



3 Bedrooms | 1 Reception | 2 Bathrooms | EPC Band E

## 193/2 Colinton Road Edinburgh

Offers Over £420,000 | SOLD

Rarely available, this ground-floor flat is situated within the highly sought-after Kingscrest development in Craiglockhart. The property requires some minor upgrading.



2 Bedrooms | 2 Receptions | 2 Bathrooms | EPC Band C

## 12 Pentland Terrace Edinburgh

Offers Over £415,000

A beautifully proportioned double upper flat occupying the first and second floors of a handsome Victorian Terrace. The property is located in an elevated position in a quiet cul-de-sac.



5 Bedrooms | 1 Reception | 2 Bathrooms | EPC Band C

## 56/2 Spylaw Road Edinburgh

Offers Over £445,000 | UNDER OFFER

A spacious ground-floor flat forming part of a modern development in Merchiston. The property is ideally positioned for access to all the local amenities.



2 Bedrooms | 2 Receptions | 2 Bathrooms | EPC Band C

## 16 Barntongate Terrace Edinburgh

Offers Over £420,000 | UNDER OFFER

A charming detached house, quietly positioned in the popular residential area of Barnton. The property is in excellent decorative order throughout.



4 Bedrooms | 2 Receptions | 2 Bathrooms | EPC Band C

## 5 Gogarloch Bank Edinburgh

Offers Over £410,000 | UNDER OFFER

Enviably located in a quiet cul-de-sac just a short walk from all the area of the gyle has to offer, this extended detached villa is stylish, spacious and thoroughly practical in every respect.



4 Bedrooms | 3 Receptions | 2 Bathrooms | EPC Band C

## 62 Dudley Avenue Edinburgh

Offers Over £380,000

A spacious four bedroom mid-terraced villa, with private garden. This property now requires modernising.



4 Bedrooms | 2 Receptions | 1 Bathroom | EPC Band F

## Other ways we can *help you*



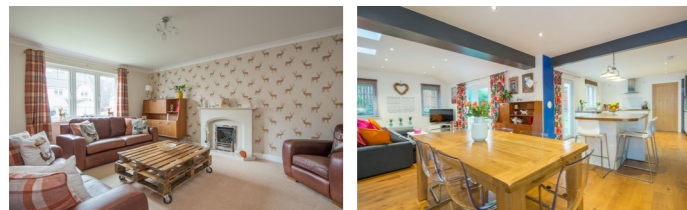
If you are a business, our legal advice can help you achieve your business objectives. If you are an individual, we can guide and support you and your family as you journey through life.

By taking the time to find out about your specific circumstances, we will help you plan for the unexpected as well as the expected. In addition to dealing with specific situations or issues, we can ensure that other problems do not arise. We believe that this approach produces the best results and the best long-term value for our clients.

### 39 Moray Avenue Dunbar

Offers Over £365,000 | **UNDER OFFER**

Significantly upgraded and extended detached villa offering spacious and flexible accommodation. Modern and convenient, the house has been designed with the busy family in mind.



5 Bedrooms | 2 Receptions | 2 Bathrooms | EPC Band C

### 24/19 Simpson Loan Edinburgh

Offers Over £365,000 | **UNDER OFFER**

An immaculate two-bedroom, fourth-floor apartment situated in the highly regarded Quartermile development in central Edinburgh.



2 Bedrooms | 1 Reception | 2 Bathrooms | EPC Band C

### 29 Cammo Road Edinburgh

Offers Over £360,000

A unique and charming three-bedroom house set in a secluded, spacious plot, in Cammo. The property, which now requires some upgrading, offers comfortable family accommodation.



3 Bedrooms | 1 Reception | 2 Bathrooms | EPC Band D

### 83/1 East Claremont Street Edinburgh

Offers Over £360,000

An elegant and extremely impressive drawing room flat situated within an A-listed end terraced Georgian building. Immaculately presented throughout this superb flat offers a walk in home.



2 Bedrooms | 1 Reception | 1 Bathroom | EPC Band D

### 8 Kirkhill Terrace Edinburgh

Offers Over £340,000 | **UNDER OFFER**

A traditional detached bungalow commanding superb views to Arthur's Seat, now requires a degree of modernisation.



3 Bedrooms | 1 Reception | 1 Bathroom | EPC Band F

### 70 (2F2) Findhorn Place Edinburgh

Offers Over £320,000

An extremely spacious second floor flat situated in the highly sought-after Grange area. The property is in need of modernisation and upgrading.



3 Bedrooms | 1 Reception | 1 Bathroom | EPC Band E

## 35/2 Castle Terrace Edinburgh

Offers Over £315,000

A beautifully-proportioned and very well-located A-listed city centre flat with stunning Castle views from the living room.



2 Bedrooms | 1 Reception | 1 Bathroom | EPC Band C

## 37 Swanston Drive Edinburgh

Offers Over £295,000 | UNDER OFFER

A superb semi-detached villa with a detached private garage, attractive gardens to the front, side and rear and lovely views towards the Pentlands.



3 Bedrooms | 2 Receptions | 2 Bathrooms | EPC Band E

## 62 (1F1) Thistle Street Edinburgh

Offers Over £285,000

An ideally located, first floor flat forming part of a historic B listed building within a characterful cobbled street, in the heart of the city, in the prestigious New Town.



2 Bedrooms | 1 Reception | 1 Bathroom | EPC Band D

## 39 Swan Spring Avenue Edinburgh

Offers Over £275,000

A charming and extended, three-bedroom, semi-detached house over two floors in the popular Comiston area of Edinburgh.



3 Bedrooms | 2 Receptions | 1 Bathroom | EPC Band D

## 51 Strathalmond Road Edinburgh

Offers Over £260,000

Forming part of an established development, this three-bedroom terraced house offers well-designed accommodation with the modern family in mind.

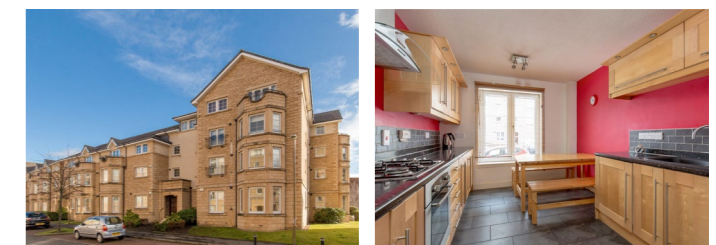


3 Bedrooms | 1 Reception | 1 Bathroom | EPC Band D

## 18/2 Powderhall Road Edinburgh

Fixed Price £250,000

A bright and spacious ground-floor flat with residents parking situated in a popular modern development within walking distance of the city centre.



2 Bedrooms | 1 Reception | 2 Bathrooms | EPC Band C

# Why is it important to have a *Will*?

Some people think that they are too young to make a Will and some just haven't got round to it. Many also assume that their money will automatically pass on to the people they want it to go to, but that is not always the case

If you die without a Will your assets will be divided under the strict terms of the law, which can often have unintended outcomes.

By setting out your wishes as to who you want your estate to pass to, you can provide clarity and reassurance for family members.

A Will allows you to appoint those who you trust to act as your Executors, leave cash legacies to friends, family members and charities, and leave your personal possessions and remainder of your estate to who you intend to inherit it.

In the event you don't have a Will in place you lose the choice of who will administer your estate and who will benefit from it. Your executors will be appointed by the Court and your beneficiaries are set out according to a rigid list provided by the law.

Also, if you are survived by an unmarried partner, they have no automatic right to a share in your estate and will, instead, be forced to involve the courts to lay claim to an inheritance. This can be financially costly and

emotionally fraught at what is already a difficult time.

Whether you have a large and complex estate or your affairs are more straightforward, it is important to put a Will in place.

Having a Will drafted by a lawyer is usually straightforward and once you have one it should be reviewed throughout your life so amendments can be made as your circumstances change.



**Callum Kennedy**  
Partner, Head of Private Client Services

## 12 (1F2) Sciennes Edinburgh

Offers Over £245,000 | UNDER OFFER

An enviably located first-floor flat which is within a short walk of excellent local amenities and the Meadows, and would make an ideal rental investment.



3 Bedrooms | 1 Reception | 1 Bathrooms | EPC Band F

## 28/14 Watson Crescent Edinburgh

Offers Over £145,000

A beautifully presented top-floor flat which has been refurbished to a high standard, situated in traditional tenement in the sought-after area of Polwarth.



1 Bedroom | 1 Reception | 1 Bathroom | EPC Band D

# Get in touch with our *property team*



**Maurice Allan**  
Managing Director,  
Residential Property



**Tracy Nicoll**  
Head of Residential  
Client Services



**Irene Hamilton-Jones**  
Property Manager



**Nicola Scott**  
Property Manager



**Alison Howie**  
Property Consultant



**Heather Stewart**  
Property Consultant



**Reena Koli**  
Property Consultant



**Gemma Brown**  
Property Assistant



**Heather Archibald**  
Property Assistant



**Louise Goodall**  
Property Assistant



**Roberta McLaughlin**  
Property Assistant



**Andrew Diamond**  
Partner



**Andrew Kirkhope**  
Partner



**Kenneth Stanley**  
Partner



**Dorothy Fraser**  
Director



**Kirsty Cooper**  
Senior Associate



**Anne Sinclair**  
Senior Solicitor



**Francesca Willetts**  
Senior Solicitor



**Jean McAlpine**  
Senior Solicitor



Caledonian Exchange  
19A Canning Street  
Edinburgh EH3 8HE

T: 0131 229 4040  
E: [edinburghproperty@lindsays.co.uk](mailto:edinburghproperty@lindsays.co.uk)  
W: [property.lindsays.co.uk](http://property.lindsays.co.uk)