

Start your year with a *house move*



We can guide you through the *property market*

Selling a home is one of the largest financial transactions you'll ever make, so it pays to take expert advice. With excellent experience and local market knowledge our estate agency team can help you take advantage of the sellers' market

If you are thinking about selling your home, you'll want expert advice to help you achieve the best price and sales conditions that suit you. So if you're encouraged by the strong prices and demand in Edinburgh and are considering selling, we can help you master the market.

From advising you on a pricing strategy to putting your home in front of the right buyers and negotiating the sale, our experience and local market knowledge and contacts database will be invaluable in securing you the best sale price and terms.

*Our average selling time is just 14 days**

Other reasons to choose Lindsays include:

- **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 reach places that other agents can't.** We can advertise your home on major online property portals including ESPC, s1homes, Rightmove, Zoopla and Primelocation.
- **We care about service.** If you sell your home through Lindsays, 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 believe that no two sales are the same.** There's no one-strategy-fits-all in selling property, and we'll always take the time to listen, learn, discuss and explain.
- **We can support you through other aspects of moving,** from helping you find your next home to taking care of the conveyancing.

If you'd like to discover more about how we can help you move, come to speak to us in our West End office, or call us to arrange a free appraisal.

*Source: ESPC



Eskgrove House, Inveresk

East Lothian

Fixed Price £1,250,000

Eskgrove House is an impressive and beautifully proportioned mansion house set within approximately 2.74 acres of carefully-maintained mature gardens and woodland.



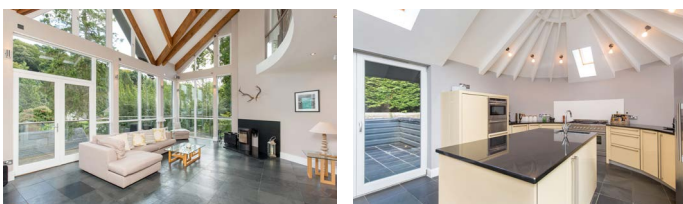
🛏 6 Bedrooms | 🛋 5 Receptions | 🚿 5 Bathrooms | 🏠 EPC Band E

The Pines, 7B Glenlockhart Valley

Edinburgh

Offers Over £1,100,000 | SOLD

A unique family home situated in a charming and secluded setting in Craiglockhart, a coveted residential area in Edinburgh.



🛏 6 Bedrooms | 🛋 3 Receptions | 🚿 4 Bathrooms | 🏠 EPC Band B

5 Midmar Gardens

Edinburgh

Guide Price £1,050,000 | SOLD

An enviably located and beautifully proportioned stone-built, semi-detached house with a stunning garden and exceptional views to Blackford Hill.



🛏 4 Bedrooms | 🛋 2 Receptions | 🚿 2 Bathrooms | 🏠 EPC Band E

11 Merchiston Park Edinburgh

Offers Over £950,000 | SOLD

This elegant detached house retains fine original period features, including ornate original cornicing and is located in one of the most sought-after streets in Merchiston.



4 Bedrooms



3 Receptions



2 Bathrooms



EPC Band E

The Coach House, Arnot Tower by Scotlandwell, Kinross

Guide Price £850,000

An outstanding six-bedroom country house in a private setting, with a spacious garden and far-reaching views.



6 Bedrooms



3 Reception



4 Bathrooms

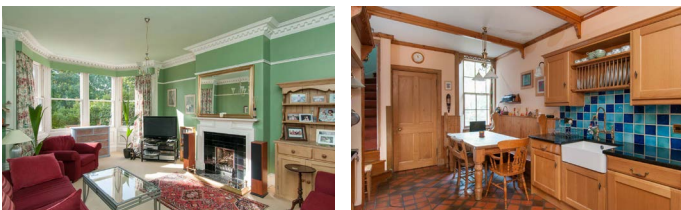


EPC Band C

11 Abinger Gardens Edinburgh

Offers Over £780,000 | SOLD

An exceptional five-bedroom, mid-terraced villa over three floors in Murrayfield, one of the most desirable residential locations in Edinburgh.



5 Bedrooms



3 Receptions



2 Bathrooms



EPC Band D

12 Barnton Park View Edinburgh

Offers Over £660,000 | UNDER OFFER

A five-bedroom detached house which has been superbly decorated throughout and benefits from a large garden overlooking the Royal Burgess golf course.



5 Bedrooms



3Receptions



2 Bathrooms



EPC Band D

Selling your property *the modern way*

Technology has opened up amazing possibilities when it comes to buying and selling houses

Digital technology, video, smartphones, apps and the Internet have transformed the way people market their property or search for a new home.

Slideshows, video and floorplans offer wonderful opportunities for showcasing property at its best, and potential buyers from all over the world can 'view' property virtually.

As a result, we now see people buy or rent property purely on the basis of video, Facetime tours and Google Streetview, without even physically seeing it.

However, the rise of online tools and agencies has not removed the value

of traditional estate agency skills. It's as important as ever to get good advice on when is the best time to put a home on the market, and at what price; or when to accept an offer and when to hold out for a better one.

Also key to a successful sale is putting a home in front of the right people – as opposed to lots of the wrong people.

We saw a recent example of this in Central Edinburgh, where a flat had been marketed solely via an online platform, and attracted just two viewers.

The sellers then opted for a more 'traditional' approach, including putting it on the ESPC website as well as other online property portals. The flat attracted 19 viewers in a single weekend, and was sold after two days for five per cent over the Home Report valuation.

With 85% of buyers of Edinburgh property saying they used an ESPC channel to find their new home, and 64% of buyers saying they used an ESPC channel first to find their home*, it's clear that buying and selling through legal firms retains its attraction.

If you're thinking of selling or buying this year, modern digital and online tools will certainly ease your task. But so too will 'old-fashioned' aids like local knowledge and contacts. Put together, they're a powerful combination.

**Source: ESPC*



Maurice Allan

Managing Director of Residential Property

mauriceallan@lindsays.co.uk



Old Warden, 9 Dirleton Avenue North Berwick

Offers Over £650,000

Old Warden is an immaculately presented, traditional Victorian stone-built, semi-detached property only a ten minute walk to the beach and golf course.



4 Bedrooms



3 Receptions



3 Bathrooms



EPC Band D

5 Johnsburn Haugh Edinburgh

Offers Over £585,000 | SOLD

This unique family house has a large driveway and an integral double garage. The property includes landscaped 'wraparound' south-facing gardens with a high degree of privacy.



5 Bedrooms



2 Receptions



2 Bathrooms



EPC Band C

59 Woodfield Park Edinburgh

Offers Over £575,000

A spacious family home with a detached double garage and off-street parking. The impressively large garden attracts sun throughout the day.



4 Bedrooms



3 Receptions



2 Bathrooms



EPC Band D

3 Morham Lea Edinburgh

Offers Over £570,000 | SOLD

An impressive townhouse with garage and private garden which forms part of the prestigious Cala development in highly-regarded and sought-after Greenbank Village.



5 Bedrooms



2 Receptions



2 Bathrooms



EPC Band D

33/3 Kinnear Road Edinburgh

Offers Over £540,000 | UNDER OFFER

A first-floor flat with a private west-facing balcony, residents parking and garage, forming part of an exclusive Applecross development enjoying a lovely leafy open outlook.



3 Bedrooms



2 Receptions



2 Bathrooms



EPC Band C

1a Seaside Place Aberdour

Offers Over £525,000 | SOLD

An outstanding detached house enviably located in one of the most-sought after streets in Aberdour with excellent views of the River Forth.



5 Bedrooms



2 Receptions



2 Bathrooms



EPC Band C

87 (2F2) Spottiswoode Street Edinburgh

Offers Over £475,000 | SOLD

An elegant and spacious second-floor flat with views of Edinburgh Castle and Arthur's Seat, situated in sought-after Marchmont.



5 Bedrooms



1 Reception



1 Bathroom



EPC Band C

26 Dalrymple Crescent Edinburgh

Offers Over £425,000 | **SOLD**

An elegant property which benefits from a parking space in a shared garage, situated within an imposing stone-built detached house located in the Grange.



3 Bedrooms



1 Reception



1 Bathroom



EPC Band D

193/2 Colinton Road Edinburgh

Offers Over £420,000

A rarely available, two-bedroom apartment situated in the coveted Kingcrest development in Craiglockhart.



2 Bedrooms



2 Receptions



2 Bathrooms



EPC Band C

Post Office House, The Square Blackness, Linlithgow

Offers Over £425,000 | **UNDER OFFER**

The Post Office House is a beautiful family home in the picturesque coastal village of Blackness and includes a stunning self-contained annexe and mature private garden.



5 Bedrooms



4 Receptions



3 Bathrooms



EPC Band F

54 Inchgarvie Avenue Burntisland

Offers Over £375,000

An impressively proportioned and beautifully presented detached family house over three floors extending to 2498 square feet.



5 Bedrooms



2 Receptions



4 Bathrooms



EPC Band C

41 Netherby Road Edinburgh

Offers Over £375,000 | **SOLD**

A rarely available semi-detached villa, with a driveway and large mature private gardens. The property offers the potential to extend subject to obtaining the necessary consents.



2 Bedrooms



2 Receptions



1 Bathroom



EPC Band E

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



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.

18/2 Coates Crescent Edinburgh

Offers Over £340,000 | SOLD

This is a charming ground-floor flat which is located in a sweeping Georgian Crescent in the heart of the prestigious West End.



2 Bedrooms



1 Reception



1 Bathroom



EPC Band D

11 Comiston Terrace Edinburgh

Offers Over £325,000 | UNDER OFFER

An elegant and impressive main-door flat which has an easily maintained private front garden and shared garden to the rear.



2 Bedrooms



1 Reception



1 Bathroom



EPC Band D

19/4 Comely Bank Grove Edinburgh

Offers Over £320,000

A spacious top-floor flat which offers a lovely home in the highly sought-after area of Comely Bank, within easy reach of the City Centre.



3 Bedrooms



1 Reception



1 Bathroom



EPC Band C

26 Cleuch Road Edinburgh

Offers Over £285,000

An impressive detached property which benefits from a south-facing garden, situated in the picturesque village of North Middleton.



4 Bedrooms



2 Receptions



3 Bathrooms



EPC Band D

Cohabitees – whose *house* is it anyway?

More and more couples are choosing to live together before getting married, but what happens to the home in the event of a relationship breakdown?

Making the decision to live together is often a milestone decision for a relationship, and on a practical level it is usually more convenient and cheaper than living separately.

Many people mistakenly believe that their rights as cohabitees are the same as if they were married. This is not the case. Unmarried couples have some legal rights if their relationship

breaks down or if one of them dies, but they are very different to those which apply to a married couple and can be difficult and expensive to pursue. This can often lead to unforeseen problems if a couple decide to break up.

A simple cohabitation agreement can set out what each partner is entitled to if they split – especially important if they are buying property together. The agreement should also anticipate arrangements for changes such as having children, or be updated as and when circumstances change.

Drawing up a cohabitation agreement may not seem the most romantic of steps for a couple moving in together. But

neither are most arrangements around finances, mortgage payments, and what happens if someone leaves or dies.

Many cohabitees don't think of making such an agreement themselves, or are shy about suggesting one. In that case, a nudge from a third party – parent, relative, friend or adviser – can be helpful.



Nina Taylor
Partner, Family Law

5 Craigmount Avenue North Edinburgh

Offers Over £275,000

A charming semi-detached bungalow with a large, fully enclosed garden to the rear, situated in a quiet street in the popular Corstorphine area.



2 Bedrooms



1 Reception



1 Bathroom



EPC Band D

3/5 Macdowall Road Edinburgh

Offers Over £275,000 | SOLD

A generously proportioned two-bedroom, second-floor flat in the desirable Newington area of Edinburgh.



2 Bedrooms



1 Reception



1 Bathroom



EPC Band C

3 Dreghorn Park Edinburgh

Fixed Price £250,000

A lovely end-terraced house with a large driveway, situated in a quiet cul-de-sac in the sought-after area of Colinton.



2 Bedrooms



2 Receptions



1 Bathroom



EPC Band D

6/4 Pilrig Heights Edinburgh

Offers Over £190,000

This contemporary ground-floor flat forms part of a stylish modern development with private parking, set within landscaped grounds.



2 Bedrooms



1 Reception



2 Bathrooms



EPC Band B

13/1 Dunedin Street Edinburgh

Offers Over £180,000

This one-bedroom flat includes a second box bedroom with cabin bed, situated in a traditional tenement in the sought-after area of Broughton.



1 Bedroom



1 Reception



1 Bathroom



EPC Band D

7 Powdermill Brae Edinburgh

Offers Over £120,000 | UNDER OFFER

A stylish and immaculately presented three-bedroom upper villa, occupying the first-floor of a converted, stone-built house.



3 Bedrooms



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 McLauchlin
Property Assistant



Andrew Diamond
Partner



Andrew Kirkhope
Partner



Kenneth Stanley
Partner



Dorothy Fraser
Director



Kirsty Cooper
Senior Associate



Jean McAlpine
Senior Solicitor



Anne Sinclair
Solicitor



Francesca Willetts
Solicitor



Caledonian Exchange
19A Canning Street
Edinburgh EH3 8HE

T: 0131 229 4040
E: edinburghproperty@lindsays.co.uk
W: property.lindsays.co.uk