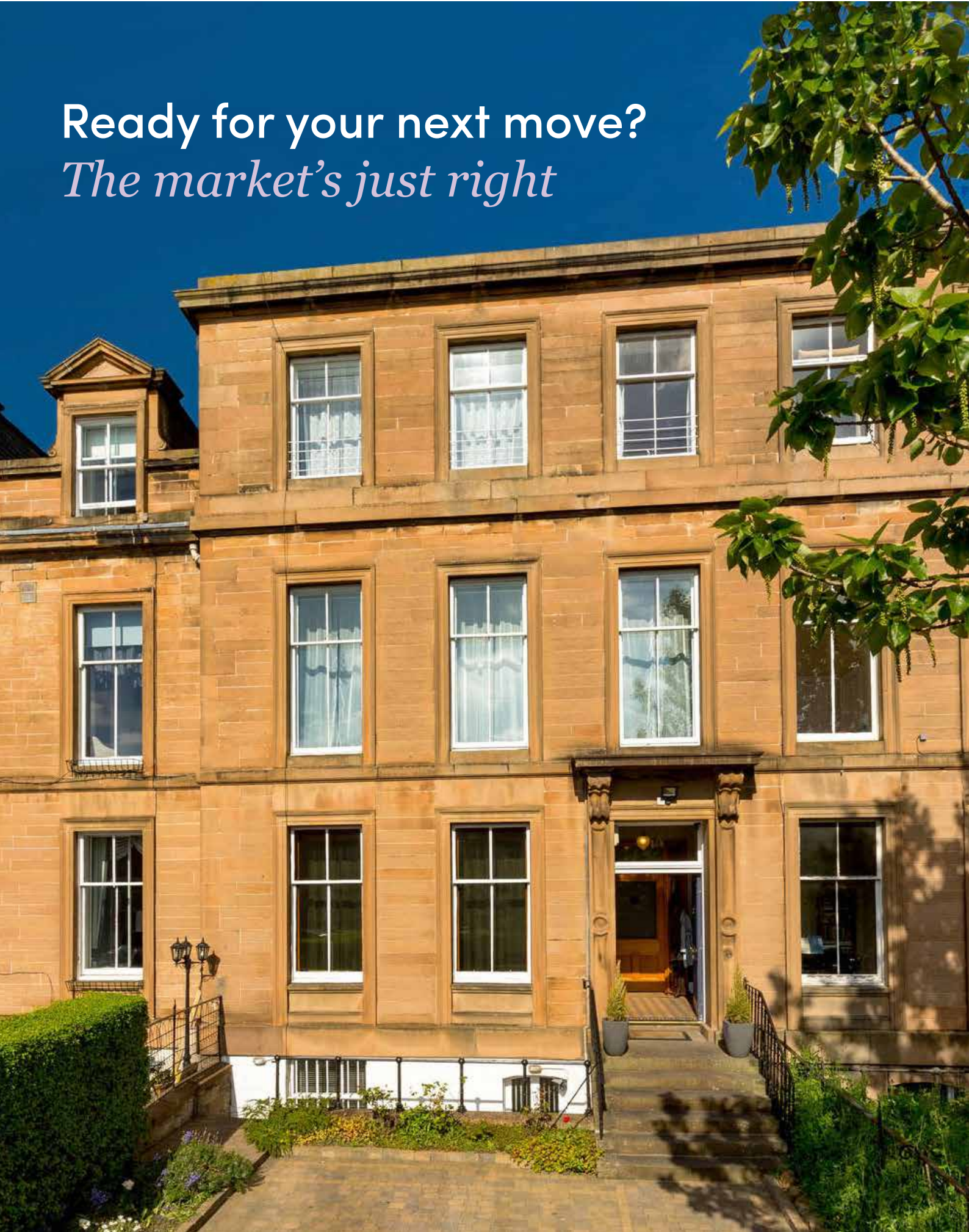


Ready for your next move?  
*The market's just right*



## Want to take advantage of the *sellers' 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 guide you through the marketplace

Even in the current sellers' market, 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 thinking of selling, we can help you master the market.

From advising you on whether to go for 'offers over' or fixed price, to putting your home in front of the right buyers, to negotiating the sale, our experience and local market knowledge and contacts database will be invaluable in securing you the best sale price and terms.

*"It pays to take expert advice."*

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 sale is 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.



## 5 Midmar Gardens Edinburgh

Guide Price £1,050,000 | SOLD

An enviably located and beautifully proportioned, spacious stone-built, semi-detached house extending to 2469 square feet, with a stunning garden and exceptional views.



6 Bedrooms



2 Receptions



2 Bathrooms



EPC Band E

## 11 Merchiston Park Edinburgh

Offers Over £950,000 | SOLD

An elegant detached house which retains fine period features including original ornate cornicing situated in one of Edinburgh's most sought-after streets.



4 Bedrooms



3 Receptions



2 Bathrooms



EPC Band E

## 19 Mayfield Gardens Edinburgh

Guide Price £850,000 | UNDER OFFER

This beautifully proportioned B-Listed mid-Victorian townhouse has exceptional views from over four floors and dates from 1860, extending to 4118 square feet. The property includes an attractive walled garden and private off-street parking.



5 Bedrooms



3 Receptions



3 Bathrooms



EPC Band D

## 18/2 Manor Place Edinburgh

Offers Over £575,000

Located opposite St. Mary's Cathedral, with views to the dome of West Register House, this stunning city apartment forms part of a converted townhouse.



3 Bedrooms



2 Receptions



3 Bathrooms



EPC Band D

## 23/2 Royal Terrace Edinburgh

Offers Over £560,000 | SOLD

An outstanding two-bedroom first floor drawing room apartment with excellent views, accessed via a secure entry-phone system into a beautifully maintained hallway.



2 Bedrooms



1 Reception



2 Bathrooms



EPC Band D

## 78 Pentland Terrace Edinburgh

Fixed Price £550,000

A deceptively spacious family home which enjoys a lovely outlook and benefits from a large beautiful rear garden, located in the sought-after Braids area.



5 Bedrooms



3 Receptions



2 Bathrooms



EPC Band E

## 9 Lauriston Gardens Edinburgh

Offers Over £535,000 | SOLD

This rarely available ground and garden main-door flat has direct access to maintained private gardens. Period features include ornate cornicing, working shutters and fireplaces.



4 Bedrooms



2 Receptions



2 Bathrooms



EPC Band D

# Sellers' market shows no sign of *slowing*

The Edinburgh housing market in 2017 has been characterised by a lack of stock. The number of homes brought to market in April–June is down almost 6% on the same period last year, according to the latest ESPC report.

This is positive news for sellers, creating a market where prices exceed expectations. ESPC figures show that east central Scotland properties marketed as “Offers Over” achieved an average of almost 10% over the asking price during April–June – higher than a year ago.

The figures also show average selling prices in east central Scotland up more than 5% compared with 12 months previously.

The shortages of stock and competitive market have enabled Edinburgh to buck the wider UK trend on residential property prices.

According to Zoopla, most UK cities have seen a lack of house price growth compared with June 2016. Only a handful of cities have resisted the trend, and Edinburgh has done so convincingly – Zoopla’s figures show house price growth here has bounced from 1.8% a year ago to 6.5% today.

As we look forward to the autumn market, we predict more of the same. With a large number of active buyers prepared to pay a premium for the right property, we anticipate that the current sellers’ market will continue in the short to medium term.

This means now is an ideal time for potential sellers to prepare for a sale.

*“Demand is buoyant across the region”*



Source: ESPC and Zoopla



**Maurice Allan**

Managing Director of Residential Property  
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## Meet more of our property team



**Tracy Nicoll**

Head of Residential Client Services  
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**Irene Hamilton-Jones**

Property Manager  
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**Nicola Scott**

Property Manager  
nicolascott@lindsays.co.uk

## 26/2 Murrayfield Drive Edinburgh

Offers Over £490,000 | SOLD

This top floor flat forms part of a large Victorian house which was converted into three apartments in the 1950's and enjoys a bright south-westerly outlook and shared gardens.



4 Bedrooms



1 Reception



2 Bathrooms



EPC Band D

## 87 (2F2) Spottiswoode Street Edinburgh

Offers Over £475,000

An elegant and exceptionally spacious second floor flat which enjoys views of Edinburgh Castle and Arthur's Seat.



4 Bedrooms



2 Receptions



1 Bathroom



EPC Band C

## 20 Craigleith Hill Green Edinburgh

Offers Over £425,000 | SOLD

A stunning, well-modernised and sympathetically extended bungalow which has been expertly styled by the present owners. The property includes a garden and off-street parking.



3 Bedrooms



1 Reception



1 Bathroom



EPC Band C

## 26 Dalrymple Crescent Edinburgh

Offers Over £425,000 | UNDER OFFER

An elegant upper villa, which includes a parking space within a shared garage, situated in an imposing stone-built detached house located in the prestigious Grange area.



3 Bedrooms



1 Reception



1 Bathroom



EPC Band D

## 33 Hillview Road Edinburgh

Offers Over £405,000

A spacious house which is set within maintained gardens to the front and rear and enjoys superb views, situated in a quiet street in the popular area of Corstorphine.



5 Bedrooms



2 Receptions



2 Bathrooms



EPC Band D

## 34B Buckingham Terrace Edinburgh

Offers Over £395,000 | SOLD

A beautifully proportioned and well-located, two-bedroom flat extending to 1327 square feet, occupying the second floor of a converted Victorian townhouse.



2 Bedrooms



1 Reception



1 Bathroom



EPC Band D

## 8 Glenogle Place Edinburgh

Offers Over £380,000 | UNDER OFFER

This charming double upper villa with a private garden is located in the rarely available Stockbridge Colonies. Numerous period features have been retained including sash and case windows.



3 Bedrooms



1 Reception



1 Bathroom



EPC Band D

## 8/1 Abbotsford Crescent Edinburgh

Offers Over £375,000 | SOLD

A spacious raised ground floor, two-bedroom flat with a private garden and garage in a converted detached Victorian villa, quietly positioned at the top of Morningside.



2 Bedrooms



1 Reception



1 Bathroom



EPC Band D

## 1/1 Greenhill Court Edinburgh

Offers Over £365,000 | UNDER OFFER

A beautifully presented ground floor flat in a modern development in Greenhill, set in attractive landscaped grounds with private parking.



2 Bedrooms



2 Receptions



1 Bathroom



EPC Band C

## 30A/2 Shandwick Place Edinburgh

Offers Over £365,000 | UNDER OFFER

A bright and centrally located duplex apartment over the first and second floors of the impressive former Habitat building in the heart of Edinburgh's West End.



2 Bedrooms



1 Reception



2 Bathrooms



EPC Band B

## 39 Fountainhall Road Edinburgh

Offers Over £350,000 | SOLD

This charming lower villa has a private front garden and direct access to south-facing rear garden. The property retains many original features including restored stripped wood flooring.



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

## 18/2 Coates Crescent Edinburgh

Offers Over £340,000 | SOLD

An elegant A-listed, ground floor flat situated in a sweeping Georgian Crescent in the heart of the prestigious West End.



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

## 21 Falcon Avenue Edinburgh

Offers Over £340,000 | UNDER OFFER

This elegant and spacious main-door flat has a small private garden to front and direct access to its own private garden to rear.



2 Bedrooms | 2 Receptions | 1 Bathroom | EPC Band E

## 10A Scotland Street Edinburgh

Offers Over £340,000 | SOLD

A main-door flat over two floors in the heart of the New Town, packed with period charm and character, this unique property is accessed at ground level via a main-door entrance.



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

## 41 Belwood Road Edinburgh

Offers Over £330,000 | UNDER OFFER

A unique opportunity to acquire a bright and spacious detached bungalow with monoblock driveway, garage and an extremely impressive large mature south-facing private garden.



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

## (2F2) 159 Dalkeith Road Edinburgh

Offers Over £330,000 | UNDER OFFER

A generously proportioned west-facing second floor flat which enjoys a lovely open outlook and is situated in a highly regarded residential area.



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



# 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 through life.

## How we can help *your business*

We work closely with businesses of different sizes, from start-ups to multinationals, always looking to further your commercial ambitions.

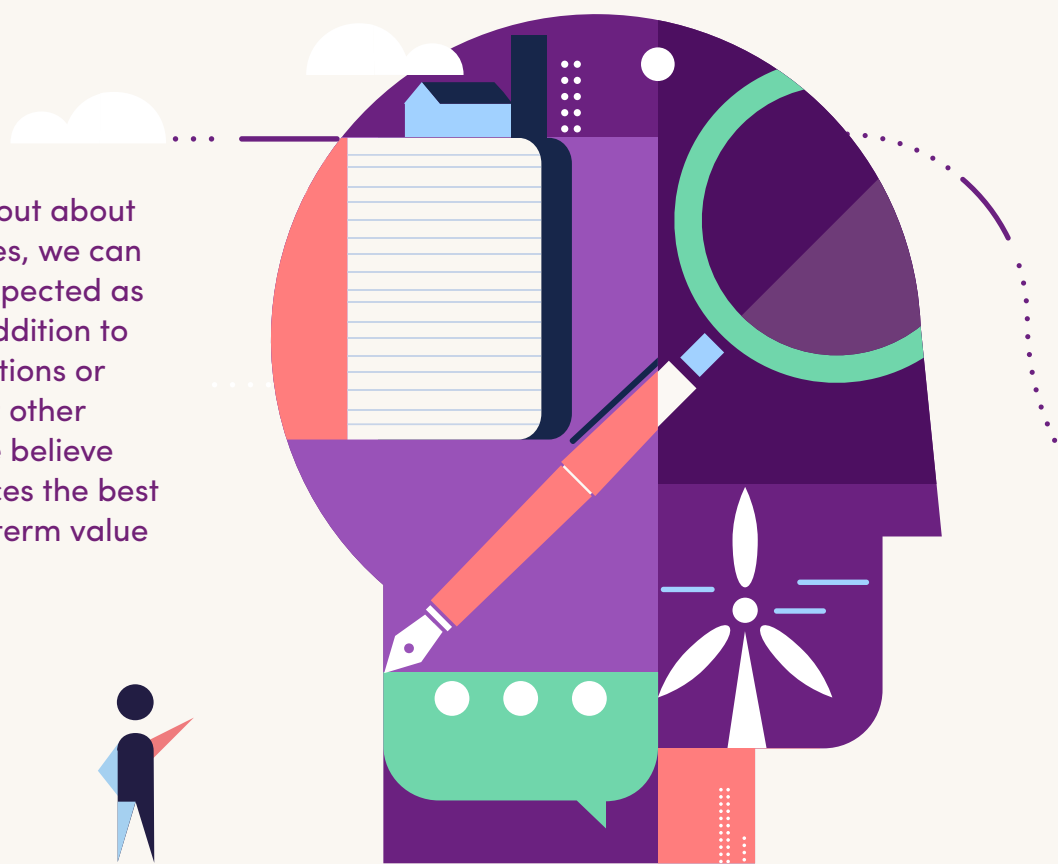
- Agriculture and Farming
- Banking and Finance
- Buying and Selling Your Business
- Charity Governance
- Commercial Property
- Commercial Disputes and Litigation
- Corporate and Commercial
- Employment Law for Business
- Landed Estates
- Managing a Family Business
- Renewable Energy
- Restructuring and Insolvency
- Technology and IT

## Support for *you and your family*

Our team can take you through every milestone in life in areas related to work, family, property, tax and retirement.

- Buying and Selling your Home
- Child Matters
- Cohabitation and Prenuptial Agreements
- Divorce and Separation
- Housing and Letting
- Powers of Attorney and Guardianships
- Resolving Family Disputes
- Rural Services
- Trusts
- Wills and Executries

By taking the time to find out about your specific circumstances, we can 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.



## 3 Corbiehill Gardens Edinburgh

Offers Over £320,000 | SOLD

Situated in a quiet cul-de-sac, this semi-detached house benefits from a good-sized driveway and is situated in the popular area of Davidsons Mains.



4 Bedrooms



1 Reception



2 Bathrooms



EPC Band C

## 126 Brunton Gardens, Montgomery Street, Edinburgh

Offers Over £315,000

A well-presented two bedroom, main-door flat with direct access to a charming shared rear garden, quietly positioned in the popular and central Hillside area of Edinburgh.



2 Bedrooms



1 Reception



1 Bathroom



EPC Band C

## 10 GF Eglinton Crescent Edinburgh

Offers Over £295,000 | SOLD

This outstanding, spacious one bedroom apartment with large box room is ideally located in the heart of Edinburgh's West End.



1 Bedroom



1 Reception



1 Bathroom



EPC Band D

## 63 Baronscourt Terrace Edinburgh

Offers Over £290,000 | UNDER OFFER

A spacious and beautifully presented three bedroom lower villa in a quiet tree-lined street. The property is in immaculate condition and includes private front and rear gardens.



3 Bedrooms



1 Reception



1 Bathroom



EPC Band C

## 5 (3F1) Montpelier Edinburgh

Offers Over £275,000 | **SOLD**

An enviably located flat situated in a traditional tenement in the sought-after area of Bruntsfield, close to excellent amenities and the open expanse of the Links and the Meadows.



2 Bedrooms



1 Reception



1 Bathroom



EPC Band C

## 42/5 Kimmerghame Place Edinburgh

Offers Over £270,000 | **UNDER OFFER**

A modern second floor flat which benefits from a south-facing balcony and has an allocated parking space in the underground car park. This stunning property offers a stylish 'walk-in' home.



2 Bedrooms



1 Reception



2 Bathrooms



EPC Band B

## 15/3 Macdowall Road Edinburgh

Offers Over £260,000 | **UNDER OFFER**

A bright and generously proportioned two-bedroom first floor flat, located in a popular residential location to the south of the city centre.



2 Bedrooms



1 Reception



1 Bathroom



EPC Band D

## 7/3 Darnell Road Edinburgh

Offers Over £245,000 | **UNDER OFFER**

This impressive two-bedroom flat enjoys an excellent position in the popular area of Trinity, to the North of the city centre. Period features include sash windows, cornicing and a fireplace.



2 Bedrooms



1 Reception



1 Bathroom



EPC Band C

## 3/7 Heriothill Terrace Edinburgh

Offers Over £205,000 | **UNDER OFFER**

A generously proportioned second floor flat which has been significantly upgraded by the present owners whilst still retaining many traditional features.



2 Bedrooms



1 Reception



1 Bathroom



EPC Band C

## 33 Well Court Edinburgh

Offers Over £165,000 | **SOLD**

A superb flat which forms part of an impressive A-listed building on a world heritage site. The property is situated in the highly sought-after Dean Village area and has stunning views.



1 Bedroom



1 Reception



1 Bathroom



EPC Band F

# Get in touch with our *property team*



**Maurice Allan**  
Managing Director,  
Residential Property



**Andrew Diamond**  
Partner



**Andrew Kirkhope**  
Partner



**Tracy Nicoll**  
Head of Residential  
Client Services



**Dorothy Fraser**  
Director



**Kirsty Cooper**  
Senior Associate



**Jean McAlpine**  
Senior Solicitor



**Anne Sinclair**  
Solicitor



**Irene Hamilton-Jones**  
Property Manager



**Nicola Scott**  
Property Manager



**Alison Howie**  
Property Consultant



**Heather Stewart**  
Property Consultant



**Reena Koli**  
Property Consultant



**Gemma Brown**  
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**Louise Goodall**  
Property Assistant



**Roberta McLauchlin**  
Property Assistant



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