

lindsays



Thinking of moving?

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Make your next move a great one

Selling your home is a big deal – not just financially but mentally. So, even when the market is buoyant (which it certainly is at the moment), you want a good team on your side.

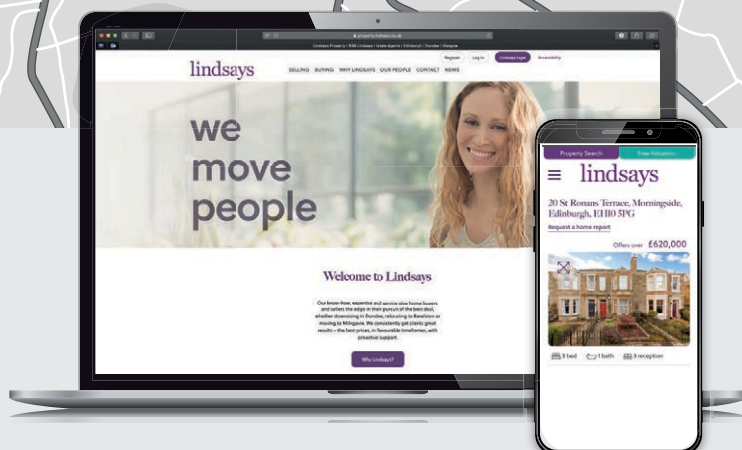
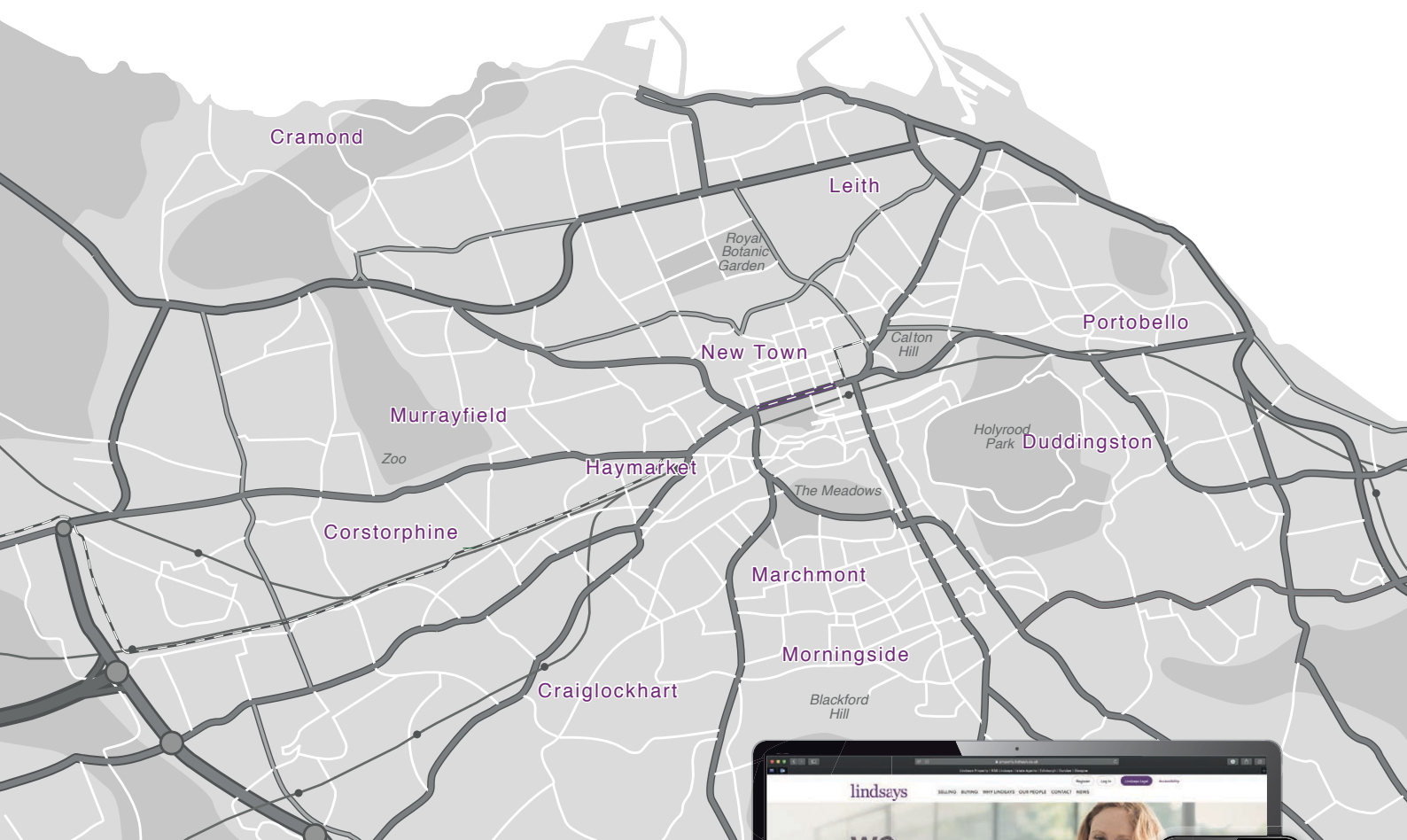
That means a team who consistently get prices well above the home report value and market average for your area, and who will support you at every stage of the sales journey. That means the residential property team at Lindsays in Edinburgh.

How do we do this?

- **We market your home to the right people and in the right places** – using a range of online property platforms and our own database of buyers looking in your area.
- **We're skilled and proactive from start to finish** – from our expert advice on timing and pricing to our follow-up with potential buyers to our negotiations on your behalf.
- **We can cover all the bases** – from helping you present your home to doing your conveyancing.

What can we do for you?

We'd be delighted to discuss your own property, moving goals and how we can help. Get in touch to arrange a chat and a free valuation.



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Buyers are fast off the blocks in 2022

Demand for properties in Edinburgh and the Lothians has been strong since January

The property market in the capital and the wider area has been busy, buoyant and competitive so far in 2022. Buyers have been active in the market and willing to pay good prices for the property they want.

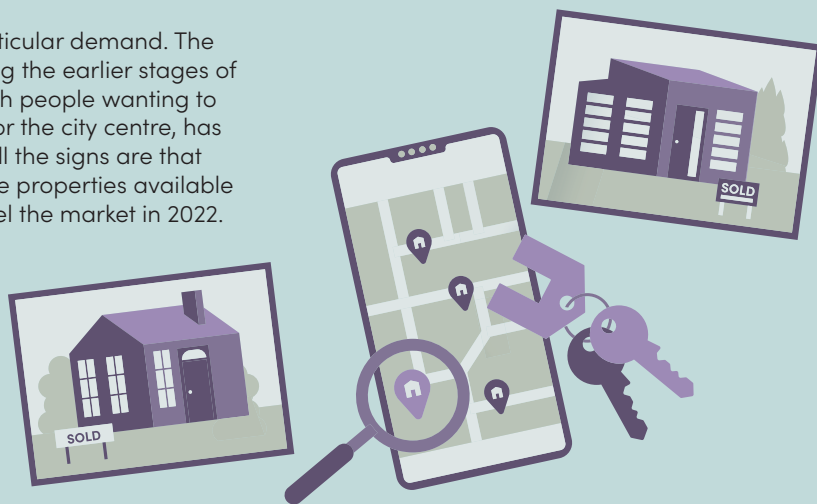
Though the market is not quite as intense as we saw in 2021, Edinburgh and the wider Lothians remain a sellers' market.

In January to November last year, the average sale price of a home sold through our Edinburgh office was £316,000. That compared to £276,000 during the same period in 2020, a rise of almost 15%. One property in Greenbank sold for 22% over its asking price, with 16 good offers at the closing date. Other properties went for 30% over their asking price – very good news for the people selling them.

While we don't expect prices to increase at quite that same rate, the sustained demand from buyers in Edinburgh and the Lothians means that prices are likely to continue rising in 2022, particularly as lenders continue to make money available to purchasers.

Houses are in particular demand. The shift we saw during the earlier stages of the pandemic, with people wanting to move out of flats or the city centre, has not slowed. And all the signs are that competition for the properties available will continue to fuel the market in 2022.

Andrew Diamond, Partner
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UNDER OFFER

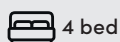


13 Lockharton Avenue Craiglockhart

A stunning mid terraced house situated in a quiet street located in the sought after area of Craiglockhart. This extremely impressive property has been renovated to offer a stylish walk in home.

EPC Rating C

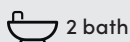
Offers Over **£750,000**



4 bed



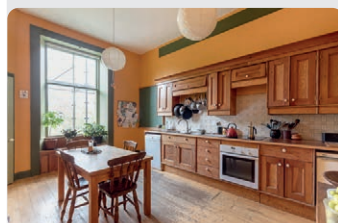
2 reception



2 bath



SOLD



7a Cluny Gardens Morningside

A delightful ground and garden flat which forms part of a handsome semi-detached villa and is situated in the sought-after residential area of Morningside.

EPC Rating D

Offers Over **£640,000**



3 bed



1 reception



2 bath



2f, 14 Learmonth Terrace, West End

Forming part of a handsome B-Listed Victorian terrace and now requiring a scheme of modernisation and upgrading, this is a superb opportunity to create a truly exceptional family home.

Offers Over **£635,000**



5 bed



1 reception



2 bath



EPC rating D



UNDER OFFER

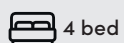


26/5 Learmonth Terrace West End

Impressive second floor flat which would benefit from modernisation and has excellent potential. The property provides exceptionally spacious and flexible family accommodation.

EPC Rating E

Fixed Price **£590,000**



4 bed



2 reception



2 bath



UNDER OFFER



23 Cadogan Road Liberton

A quietly positioned four-bedroom detached family house which sits within spacious garden grounds and offers comfortable and flexible accommodation over two floors.

EPC Rating D

Offers Over **£585,000**



4 bed



2 reception



1 bath

Seven top tips for a great move

If you're planning an Easter house hunt around Edinburgh and the Lothians, some simple preparation should increase your chances of success.

1 Save – and then save some more!

Any nest-egg you managed to save during Covid-19 should help here but see if you can keep on adding to it. It's best to have as large a deposit as possible to secure the best mortgage rates. You'll also need to set aside money for costs such as solicitor fees and moving expenses.

2 Register your wishlist

Most estate agents have a database of active buyers, so it's worth registering with local agents. They can notify you as soon as suitable properties appear on the market.

3 Visit plenty of properties

Firstly, this will give you a better feel for the market and what represents best value for you. Secondly, if you visit these properties with an open mind, you may find a gem that's different to what you originally had in mind.

4 Do your research

Drive or walk around the neighbourhood to check it's practical for you. What are the transport links or parking like? Will your commute be easy? How far are local shops? This will help you decide whether a particular area is right for you.

5 Be disciplined

Don't allow your heart to rule your head and don't let shiny wrappers distract from the quality of what's underneath. Just as bad décor can mask the perfect property, great presentation can make you overlook practicalities – such as whether you'd be able to sell it if you decided to move.

6 Appoint a solicitor

An experienced residential property solicitor can help you decide how much to offer for a property, liaise with your lender to ensure that funds are in place, examine Title Deeds and other documents, and streamline all the legal work.

7 Be patient

You may want to purchase your new home as quickly as possible, but the market changes constantly, with new properties appearing almost every day. Wait for the right one!

Maurice Allan, Managing Director,
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UNDER OFFER

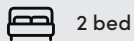


25b Great King Street New Town

An impressive garden flat with its own private south facing garden. Situated in the prestigious New Town, an area steeped in Scottish history.

EPC Rating C

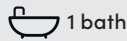
Offers Over **£580,000**



2 bed



2 reception



1 bath

UNDER OFFER



Mill House, Newmiln Guildtown

A charming detached country house with approx. 1.6 acres of woodland and well-maintained grounds. Approx. 5.5 miles north of Perth city centre encircled by woodlands and open fields.

EPC Rating E

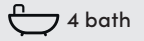
Offers Over **£560,000**



5 bed



3 reception



4 bath



12a Royal Crescent, New Town

An extremely impressive maindoor lower ground and basement flat which offers a beautiful home situated in a handsome Georgian Crescent located in the highly regarded New Town.

Fixed Price **£540,000**



3 bed



1 reception



2 bath



EPC rating C

SOLD



Invites, outfits, flowers, prenup

When planning a wedding or civil partnership, *a prenup is a great addition to your to-do list*. It's not just something for the rich and famous

A prenuptial agreement is a simple way to protect your assets and provide reassurance when you tie the knot. By setting out how your property would be divided if you split, you can protect any assets you built up before marriage. That could include a home bought before the marriage or to which one of you has contributed an unequal share.

Do they work?

Unlike in England and Wales, a prenup is generally treated as legally binding in Scottish law if both parties understood the terms of the agreement and it was fair and reasonable.

Are they a good idea?

Yes. They provide clarity about what will happen if the relationship doesn't last. It allows couples to put in place a framework to deal with how certain assets should be dealt with in the event of a

future separation and can protect money or property which has been inherited or gifted.

Who are they good for?

Anyone who wishes to ensure that certain assets are treated in a particular way rather than face the uncertainty of future negotiations or decisions made by a court if a relationship ends badly.

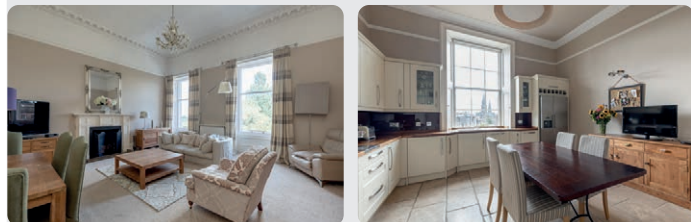
What if you don't have one?

It's also possible to make a postnuptial agreement. This is similar to a prenup but made after a wedding or civil partnership. Reasons for making one include any material change in your circumstances such as inheriting a sum of money, or paying down a mortgage with cash gifted to you.

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SOLD



1/5 Drumsheugh Place West End

Commanding panoramic views of the city skyline from the Firth of Forth to the Castle, this beautiful top-floor apartment forms part of an impressive B listed building.

EPC Rating E

Offers Over **£530,000**

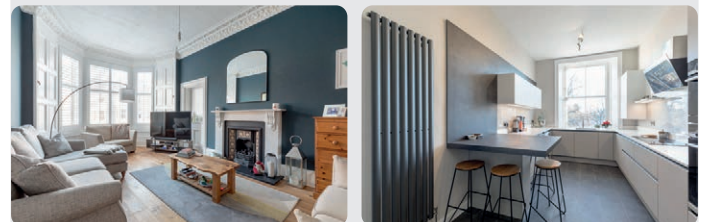
2 bed

2 reception

2 bath



SOLD



3/3 Woodburn Terrace Morningside

A truly wonderful and fully renovated four-bedroom flat in the highly sought-after Morningside district of Edinburgh, close to several amenities.

EPC Rating C

Offers Over **£500,000**

4 bed

1 reception

1 bath

edinburghproperty@lindsays.co.uk

UNDER OFFER



82 Dalkeith Road Newington

A spacious and well-presented main door conversion of a stone-built detached house. The property enjoys private gardens to the front with views of Arthur's Seat.

EPC Rating D

Offers Over **£495,000**



3 bed



2 reception



1 bath

UNDER OFFER



1 Bangholm Loan Trinity

A delightful semi-detached house which benefits from a driveway and garage, situated in the highly sought after area of Trinity.

EPC Rating C

Offers Over **£470,000**



4 bed



1 reception



1 bath

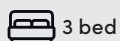


6 West Stanhope Place West End

A handsome stone-built mid terraced house situated in a quiet street in the highly regarded West End. This lovely property offers a superb home or would now benefit for a degree of upgrading.

EPC Rating D

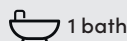
Offers Over **£450,000**



3 bed



1 reception



1 bath

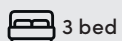


11 Viewforth Terrace Bruntsfield

An elegant and rarely available ground floor flat with large cellar, off street parking and direct access to a private garden.

EPC Rating D

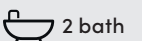
Offers Over **£440,000**



3 bed



1 reception



2 bath

UNDER OFFER

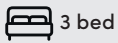


2 Grierson Crescent Trinity

This traditional end terraced villa is enviably located just a short walk from Wardie Primary School within a quiet, residential crescent.

EPC Rating F

Offers Over **£420,000**



3 bed



2 reception



2 bath



14/1 Claremont Crescent New Town

An elegant and beautifully presented raised ground floor flat which retains many original features including ornate corning and striped wood floors.

EPC Rating C

Offers Over **£400,000**



2 bed



1 reception



2 bath



23/13 Maxwell Street Morningside

Forming part of a fully factored landscaped development just a short walk from all the area has to offer, this spacious fourth floor apartment commands delightful southerly views.

EPC Rating C

Offers Over **£385,000**



3 bed



1 reception



2 bath

UNDER OFFER



17/3 Murrayfield Avenue Murrayfield

A wonderful and sought-after two-bedroom, top floor flat in the ever-popular Murrayfield, situated in the west of Edinburgh City Centre.

EPC Rating D

Offers Over **£380,000**



2 bed



1 reception



1 bath



UNDER OFFER

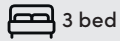


34 Torphin Bank Colinton

Well-positioned within a quiet cult-de-sac, this modern semi-detached villa offers ideal family accommodation extending to around 1180 square feet.

EPC Rating C

Fixed Price **£370,000**



3 bed



2 reception



1 bath



UNDER OFFER



19/2 Bridge Street Portobello

A stunning raised ground floor flat within a luxury modern development with lift, allocated underground parking and spacious private terrace.

EPC Rating B

Offers Over **£340,000**



2 bed



1 reception



2 bath

Free Valuation

Get a free, no-obligation, market appraisal, in-home or virtual valuation and sales strategy from our expert team, using their extensive knowledge of the local market.



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4 Buckstone Gate Buckstone


An attractive semi-detached villa with a conservatory, driveway, garage and private garden which is situated in sought-after residential area in Buckstone.

EPC Rating D

Offers Over **£315,000**

 3 bed

 2 reception

 1 bath



8/1 Kimmerghame Place Fettes

An impressive first-floor flat situated in a popular modern development, in the sought-after area of Fettes, modernised by the present owners, offering a stylish walk-in home.

EPC Rating B

Offers Over **£290,000**

 2 bed

 1 reception


 1 bath




42 Almondbank Terrace, Shandon

An impressive maindoor lower villa which benefits from private gardens to the front and rear, and a large cellar, located in the popular Shandon colonies.

Offers Over **£285,000**

 2 bed

 1 reception

 1 bath

 EPC rating D

Get in touch with our property team



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Dorothy Rankin
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