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Summer 2019

PROPERTY TIMES

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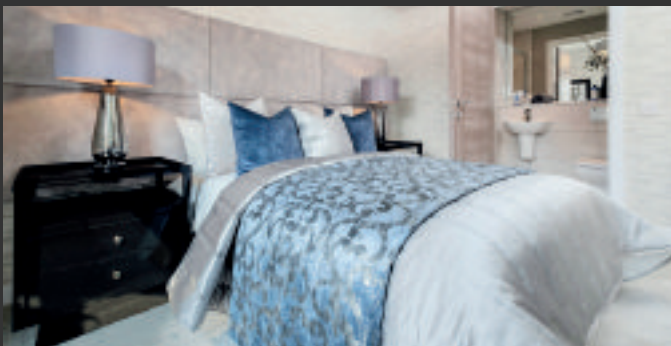
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GLASGOW PROPERTY TIMES

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Welcome

TO GLASGOW PROPERTY TIMES

THERE is much to celebrate in this edition of Glasgow Property Times, brought to you in association with The Herald. Glasgow is definitely a city on the up ... and no longer just in the few square miles around the famous university. Throughout the city, buyers are falling for chic open-plan apartment buildings, leafy Victorian suburbs filled with heritage, and lively neighbourhoods packed with bars, cafes and green spaces. No matter whether you are looking for a first-time buy, a family home close to good schools, or an easy-maintenance downsizer ... Glasgow is sure to serve up something special. And if you are thinking of moving on and selling your home, check out some of our insider tips that will give your home that extra appeal.



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Glasgow Property Times is published
by Newsquest Scotland Ltd.
Call Carole Miller on 0141 302 6076 or email:
carole.miller@heraldandtimes.co.uk

Estate agency Vanilla Square believe it pays to use experienced professionals who apply skill, knowledge and strategic marketing to fully service your needs when making the largest financial investment of your life

Get sold on expert ADVICE

FOLLOWING hot on the heels of having made the momentous decision to move comes the pivotal question: 'whom to trust with the sale of what is likely to be your biggest single financial investment?'

Ironically, this is the point at which some people make the choice purely on a cost basis without pausing to consider whether they want to merely sell their home to the first person who comes along, or whether they want to maximize their investment by ensuring the best possible sale in terms of financial success but also timing in line with their personal circumstances and minimizing the emotional toll.

Factoring in all these aspects into a sale requires a great deal more skill, knowledge, expertise and professional marketing than anything proffered by a smooth-talking operative who tells you what they think you

want to hear, promises the earth, takes your money and moves onto the next customer.

While online marketing is a vital component nowadays in the promotional mix, selling property to achieve the best possible price and timescale is, and always has been, a people business, which can be challenging in terms of consistency for big estate agency firms with many staff.

Vanilla Square Estate Agency has deliberately chosen the boutique-style business approach in order to combine an unrivalled and consistent personal service delivered by a highly experienced and committed team of people who understand there is only one sale outcome that matters - yours.

Vanilla Square was founded in 2010 as a letting agency in the wake of a recession that left the residential property market in the doldrums.

As the market began to recover, Steven Lucas joined the firm to bring his sales expertise and passion for property into the equation. Steven is now Managing Director of Vanilla Square Estate Agency, a dynamic specialist firm that focuses solely on the sale of residential property, which includes a growing number of off-market sales for private clients.

Many things make Vanilla Square stand out from the crowd. Being independently owned and managed means recognizing every property is unique and treating them as such with superb photography and a property specific sales and marketing plan designed to achieve the highest possible price.

And as no detail is over-looked, the firm's

PROFILE

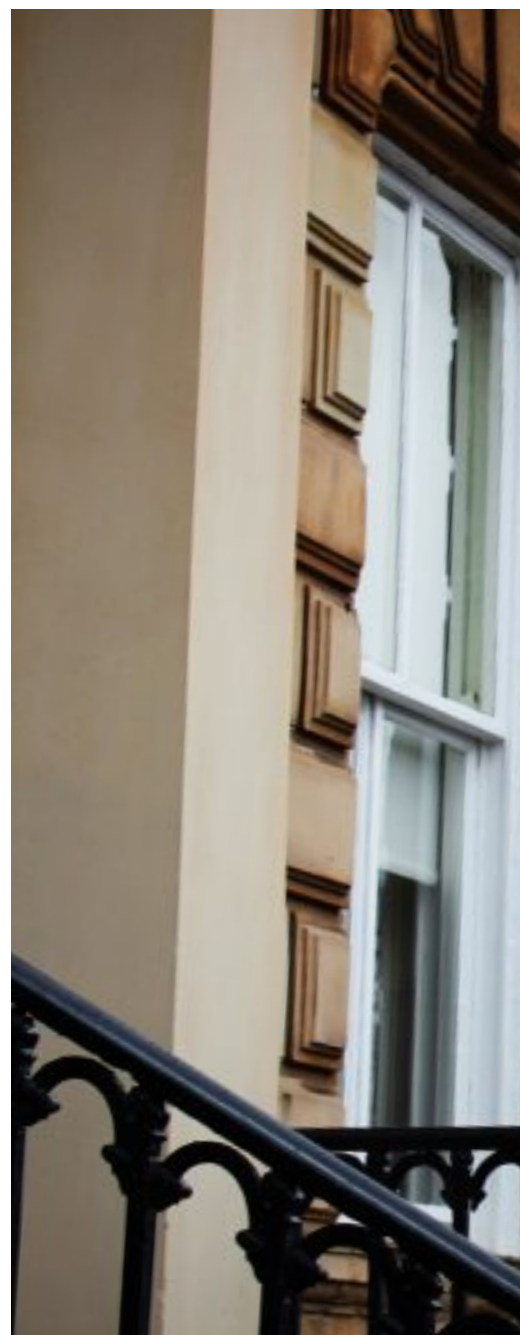
VANILLA Square offer all the traditional values you would expect from a well established Letting and Estate Agency Glasgow, whilst harnessing the very latest innovations and technology to offer you a full spectrum of property sales and letting services under one roof. We believe the successful marketing of your home should not be left to chance and that our emphasis on taking your property to the consumer and our professionalism sets us apart.



PRESENTATION, PRICE, PROMOTION AND A PRO-ACTIVE CAMPAIGN ARE KEY TO SUCCESS

fastidious approach ensures every home is prepared and presented to best effect to maximize attention, inspire viewers and ultimately achieve a successful outcome.

"Attention to detail at every stage of the sales process is our greatest strength," says Steven, whose personal expertise gleaned over more than 16 years, lies in understanding how to bring property to market and maximize its potential and value, be it a million-pound villa in the suburbs,





Steven Lucas



Steven Lucas has worked at Director level in Estate Agency for over 14 years. Heading up the Vanilla Square

sales team, his passion is for delivering excellence across the board, from sharp marketing material and the right advice, through to handing out keys to satisfied buyers.

Working tirelessly with his experienced team, Vanilla Square has maintained its commitment to be open 7 days a week to ensure both sellers and buyers can enjoy a stress free experience.

for the business is shared with equal vigor by the team of sales consultants at Vanilla Square's office on Great Western Road, a prime location that puts the firm at the heart of the West End of Glasgow, although its reputation and service extends throughout the city and surrounding suburbs.

Senior consultant Vicky Judd is a highly respected sales negotiator with over 15 years experience – and as she resides in the West End, an in-depth knowledge of the area; Gemma Giovanazzi's background in the service sector makes her a people person' who forges close client relationships and appreciates selling a home can be emotionally stressful; and Kim Grant is a graduate of Edinburgh University who exudes positivity, relishes challenges and excels in client interaction.

Vanilla Square's unique combination of personal service, bespoke marketing and attention to detail ultimately culminate in resounding sales results.

It's a service that has not only won the firm prestigious awards – it gets talked about and client referrals account for a large percentage of the firm's business. Your home is much more than bricks and mortar: it's a much loved and cared for sanctuary imbued with precious family memories - and it deserves the best service possible when the time comes to sell and move on. Vanilla Square Estate Agency will more than do it justice. ■

vanilla-square.co.uk

a four-storey West End townhouse or a traditional tenement flat. "Presentation, price, promotion and a personalized, pro-active campaign are key to success," he adds.

"The internet and availability of property portals provide a level playing field these days in terms of market exposure," he adds. "Our properties are on Rightmove, Zoopla,

OnTheMarket, and Primelocation as well as our own website.

"But while we can provide the marketing power to equal any national or international estate agency, we also provide what few, if any, can back it up with – a highly personal and uniquely tailored service."




Steven's love of property and passion



A DYNAMIC, BOUTIQUE ESTATE AGENCY IN GLASGOW'S WEST END OFFERING THE MARKETING POWER TO RIVAL THE LARGEST AGENCY BRANDS.



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CITY shines on

It's not just the leafy West End and ultra-hip Finnieston that are ticking all the boxes for buyers in Glasgow

By Beverley Brown

PROPERTY statistics from a reliable source such as Registers of Scotland (RoS.gov.uk) can be a useful indicator of regional variations in average house prices. However, statistics are easily skewed by property hotspots within a given region – the West End of Glasgow being a prime example.

While the average RoS price of a property in Glasgow City in April this year was £158,703, the cosmopolitan West End area is a micro-market that ticks all the fundamentals on most buyers' lists – good schools, university, transport links, amenities and an overall quality environment.

The fact that it also offers every property genre across the price spectrum, from tenement flats and new-build apartments to traditional period terraced styles and detached villas ensures demand invariably exceeds supply and prime property prices here regularly hit

or exceed the million-pound mark. An online-only selling agent will not have intimate knowledge of the nuances within an area or the fluctuations in supply and demand – which are just some of the key reasons for choosing a locally based estate agency firm such as Vanilla Square.

"Property prices in the West End are generally 33 per cent higher than the Glasgow average," says Steven Lucas, managing director of Vanilla Square Estate Agency's Great Western Road office.

"During May this year we secured sales on average 19 per cent above Home Report value – and secured a record 40 per cent above Home Report value for a property in Dowanhill," he adds.

"Sale times are currently within two-to-four weeks – usually the former and most often at competitive closing dates given the on-going shortage of properties in the area.

"Mortgages are readily available at good rates, which makes right now a great time to buy – but equally it is also a challenging time to secure a property



The recent gentrification of Finnieston, above, has led to a knock-on effect of nearby Yorkhill becoming more desirable

due to the level of competition amongst buyers."

"Although we have yet to reach the finishing post, Brexit seems to be making no impact on the Glasgow market at all," he adds. "There are buyers at all levels – and we are seeing some remarkable sales as a result. Finnieston took off as a trendy extension of the West End a few years ago – and continues to be hugely popular,



Property prices in the West End of Glasgow are generally 33 per cent higher than the average city price

which has generated a ripple effect into neighbouring Yorkhill, where we have secured a number of one-bedroomed sales close to £200,000, which was unheard of a few years ago. Other notable sales recently have included a two-bedroomed flat in Woodlands selling just shy of £300,000 and a two-bedroomed flat in Ruthven Street, Dowanhill at £320,000."

Demand from buyers for properties across Glasgow city centre and the surrounding suburbs continues to nudge prices upwards

THE ROOT TO SUCCESS

Vanilla Square's reputation for personal service, eye for detail, in-depth knowledge of the city's many micro-markets ensures the firm is the selling agent of choice with discerning homeowners in prime areas further afield.

While demand across Glasgow continues to nudge prices upwards, the hotspots most highly sought after remain the suburbs to the north and south of the city – respectively Bearsden and Milngavie and Newton Mearns, Clarkston, Giffnock – in addition to smaller outlying commuter villages such as Bothwell, Thorntonhall, Bridge of Weir and Kilmacoll. Interestingly, most

of these renowned property hotspots have Glasgow postcodes but are actually outwith the city in different local authority regions – East Dunbartonshire, East Renfrewshire and South Lanarkshire, while the latter two have Paisley postcodes – which is a factor that influences RoS local authority area statistical analysis.

While the choice of property styles in these prime suburbs includes reasonably priced starter flats and pre/post-war semi-detached villas that attract young families due to the proximity of top-rated state schools and wider-ranging lifestyle benefits, the average house price is lifted by sales of high-end, individually designed houses and traditional period villas in the higher price band from £750,000 to well over £1 million.

One of the great things about the wider Glasgow area is that it offers plenty of choice for buyers who are prepared to undertake a 30-minute commute into the city centre in exchange for a more relaxed, semi-rural location and in the process, obtain more house for their money. "Villages such as Kilmacoll and Bothwell are desirable lifestyle locations that appeal

to all ages owing to their unique character, community spirit, and local amenities - and for families, it means budgets may stretch to a spacious five or six bedroomed villa with private gardens for around the same price as a converted duplex in the West End of Glasgow," says Steven.

"Knowledge is power and when it comes to buying and selling property a well informed agent can be an invaluable ally," he adds. "As well as having experience and knowledge gleaned over many years, we place great emphasis on presentation and will always advise clients accordingly prior to putting their home on the market because we know presentation, accurate pricing and promotion are key to achieving a competitive closing and securing a successful outcome – and that holds true regardless of area." Steven concludes: "There are no signs of the Glasgow market slowing and while demand continues to outstrip supply, the nature of the market at present makes the services of a locally-based estate agency firm such as Vanilla Square the first step to selling your home for the highest possible price." ■



Work with the
specialists to make
your property
dream come true

PREPARATION *is key...*

Planning is everything when buying a property, with the process made simple thanks to McCreas' mortgage advisors

AS with many things in life, effective planning and preparation makes all the difference. It's fair to say when it's something outside your comfort zone, working with specialists to help this process makes a great deal of sense and can make your life easier.

So, how can you prepare to buy a new property? Why not start by arranging to meet with one of our specialist mortgage team who can help with your mortgage application.

As well as helping with the paperwork you are going to need to get a mortgage offer, we can provide you with a better understanding of what you need to know.

This includes the amount you can borrow, the deposit you may need, the other costs involved with both buying and selling a property and the kind of timescales needed to get your mortgage in place.

So what does the process of getting a mortgage look like in more detail?

When you call or email to arrange your first meeting with us, we would ask you to bring along a range of documents including,

for example, recent payslips, bank statements, your photo ID and your latest mortgage statement (if you already have a mortgage).

It may seem like a great deal of paperwork but this information is important to help calculate what you can borrow.

So, meeting and paperwork in place, we help you find the most suitable lender based on our experience, up to date market knowledge and analysis.

Thereafter, it's our job to work with the lender and manage the whole application process from start to finish on your behalf to get the best deal possible for you. Estate agents and conveyancing are important aspects of the house-buying (and selling) process and you can read more about that in this edition of the Glasgow Property Times.

Being fully prepared and knowing all the steps it takes to get your mortgage offer in place will put you in the strongest possible position to secure your dream home!

mccreafs.co.uk

PROFILE



AT McCreas' we appreciate that people need good quality financial advice throughout their lives. When dealing with peoples mortgages and overall financial picture, it is important we look at a long term approach to provide advice not just at the outset but for many years to come. We are professional, passionate and committed to providing top quality advice in a friendly manner.

Q&A with Graeme Nichols, Mortgage and Protection Specialist

GRAEME is qualified to advise on all types of mortgages and provides detailed insurance and protection advice to ensure that our clients have the correct protection in place appropriate to their circumstances. Having worked with independent financial firms for over a decade, Graeme has come across most scenarios with clients, including those of a very complex nature, a key part of his job is to make the process of buying a property as stress free as possible for you.

How buoyant is the market in Glasgow?

It's very busy at the moment, with a lot of properties going for excess of home report values and going to closing dates. There is plenty of competition for properties in Glasgow and we are seeing more first time buyers look towards areas like Cessnock, Queens Park, Anniesland and Scotstoun due to the continuous price rises in prime areas of Glasgow over the last couple of years. This has made it unaffordable for some to buy in some west end and south side locations. Those people who have previously looked to buy a house in the West End or Jordanhill for example are now buying in areas like Scotstoun and



Graeme Nichols, Mortgage and Protection Specialist

Scotstounhill. These areas offer good value for money and have a lovely range of properties from flats to detached houses.

Why are the new products on the market at the moment?

We are seeing lenders starting to

show more flexibility when it comes to dealing with self employed borrowers. With lots of people either contracting and changing to self-employed, lenders need to show increased flexibility to accommodate borrowers who are on these types of short-term contracts or are paid through their own ltd company. For other self employed borrowers, we are seeing banks show a more flexible approach when assessing their income for mortgage lending purposes.

Any trends going in to the summer in mortgages?

We see a lot of competition with lenders improving their rates and offering enhanced cashback incentives for first time buyers.

On interest rates and stability, have you concerns as an adviser or considerations for customers?

I'm seeing a lot of clients going for the longer term fixed rates due to the fact that they are still very low. The cost difference is not huge so after weighing things up we are seeing a shift to people choosing 5 year fixed rates. I believe if you have the right amount of equity/deposit then the longer term fixed rate option is one that can be considered.

Concerning uncertainty around Brexit, how you have found clients/customers have reacted – what security are they asking about for example?

We do get some questions from time to time regarding Brexit and the potential impact on property prices and rates, the simple answer is that nobody knows what impact if any this may have. Most clients are treating it as business as usual and are certainly not holding off from buying.

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McCrea Financial Services have specialist mortgage advisers in place. We can tell you how much you may be able to borrow, who and what is involved and how long it may take and will work with you to get your mortgage in place before you buy your new home.

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Property firms do more than just put their hands in their pockets to support charitable and sporting endeavours in their communities ...

By Jane Andrews

ESTATE agents know that when people buy a house it is about a lot more than providing a roof over their heads. It is about stepping into a new life, and new community, laying down roots and building relationships that will last a lifetime.

Staff at Vanilla Square believes it is vital to support those wider communities, giving something back and helping local people. Throughout each year the firm aims to sponsor and support local sports teams and initiatives, and also to raise and donate money to various charities that have touched the lives of its staff.

Each year Vanilla Square donates to several worthy causes, organises fundraising events and gets staff involved at all levels. This page gives a flavour of the activities that Vanilla Square has supported in its outreach work.

RALLY FOR BALLY

This is a fundraiser for the Elena Baltacha Tennis Foundation, supported by Judy Murray. The British number one Elena tragically died from cancer in 2014 aged just 30, and since then there has been an annual charity fun tennis event and BBQ, helping to raise money for some fantastic causes including Peek Project, Playlist for Life and Cancer Support Scotland. Vanilla Square has been proud to sponsor this event.

WESTERN HEALTH AND RACQUETS CLUB SQUASH TEAM

Some of the supporters of the squash team at Western may have noticed that they have been looking particularly well turned out this season – and this is owing to a new sponsorship arrangement with Vanilla Square.

Steven Lucas, Sales Director of Vanilla Square, said: “We are delighted to be sponsoring the squash teams at Western this season. We are a local company with a strong community ethos and we are looking forward to developing this relationship with Western Health & Racquets Club over the next couple of years.”



Tennis star Elena Baltacha, who died in 2014, now has the ‘Rally For Bally’ fundraiser named in her honour. Below, Vanilla Square took rugby star Finn Russell to St Columba’s School in Kilmacoll to raise charity funds.

GLASGOW WARRIORS BUSINESS CLUB

Vanilla Square has also supported Glasgow Warriors, the only major professional sports team who represent the whole of Glasgow and the West of Scotland. The club competes on two of the biggest stages in world club rugby, the GUINNESS PRO12 and European Rugby Champions Cup.

KILMACOLL GOLF CLUB

Vanilla Square continues to get into the swing of the local community with its association with Kilmacoll Golf Club this year. Founded in 1891, and described by some as “a miniature Gleneagles” the charming 18 hole course plays home to its proud traditions as a village club, nestled in the picturesque surroundings of Kilmacoll in Renfrewshire.

This year Vanilla Square is sponsoring Glenmoss, a challenging 472 yard dog leg. Arriving at the elevated Tee on the 7th, players are welcomed by Vanilla Square branding before taking on the tricky Par 4 drive.



Fostering next generation of athletes

LINDSAYS has been supporting the Scottish Cross Country Championships since 2014 and as part of its work with scottishathletics, it has designed a benefits package for local clubs and members of scottishathletics that will result in investment back into the entire club network.

Giffnock North AC are the recipients of the 2019 Lindsays Trophy after a superb season of cross country participation in Scotland.

The Lindsays Trophy is awarded each year to the club with the biggest aggregate number at three events – the Lindsays National XC Relays at Cumbernauld, the Short

Financial firm proves it can go the distance to help out

CHARITABLE causes are extremely important to McCrea Financial Services. It recognises that it has the opportunity to give something back and to help raise the profile of its nominated charities.

To date the firm has raised over half a million pounds for charity ... and McCrea Financial Services isn't going to stop there.

Last year was particularly busy. Staff members successfully completed the London Marathon, Rob Roy Way, Three Peaks Challenge and a sleep out in October in Glasgow to raise almost £30,000 for Action for Children.

Douglas McCrea walked 200km along the Cowal Way and then over to Arran to add a few more miles.

Because of other time constraints around work and family, he managed to squeeze all this into just nine days.

Training was hampered by a few injuries so it was a tough shout but all for a great cause.

This year, as well as the McCrea Financial Services' own events including a race night, golf day, annual dinner and the 200km walk, Jonathan Campbell will tackle Iron Man Wales. Other team members are tackling Rough Runners, Pedal for Scotland from Glasgow to Edinburgh and a half



PHOTO CRAIG WATSON

marathon, all in aid of the British Heart Foundation.

The firm's golf day was a particular success this year with glorious weather and 20 teams competing in a Texas scramble.

You can find out more about all the activities of the team at McCrea Financial Services' activity via its website, mccreafs.co.uk/news or via its Twitter and Facebook pages.



Marathon champion Callum Hawkins presents the Lindsays Trophy to Giffnock North AC.

Course at Lanark and the National XC at Falkirk. The Glasgow club, winners in 2016 and 2017, won the accolade back from holders Garscube Harriers after fielding no fewer than 283

finishers in the three Lindsays National Championship XC events over the winter.

It was a special night for Giffnock North when Scottish Marathon record holder, and

double Senior XC title winner, Callum Hawkins joined scottishathletics Chairman Ian Beattie, who is Chief Operating Officer of Lindsays, for training at Eastwood High School

to make the presentation. "Athletics in Scotland is going from strength to strength, and Lindsays values the opportunity to support athletics in Scotland, recognising the sport's contribution to the physical and mental health of the nation," Ian commented.

"With mental health becoming an increasingly important issue for businesses and employers, the links between active, healthy communities and a thriving economy and society are becoming ever more relevant."

Giffnock coach, Croy Thomson, added: "We're absolutely delighted to see our name on the Lindsays Trophy again. Winning the Lindsays Trophy is a valued tribute to our endurance runners, as well as recognition for our coaches, officials and volunteers."

Buying a home is one of the most exciting and optimistic moments in life – but it's also beneficial in the long term to think about the future

IF you're about to buy a property or have just got the keys to your new home, it's understandable you don't want to think about death or disaster. You're making an optimistic statement about the future, so why spoil the mood?

But whether you're buying your first flat or have worked your way up the ladder to your dream home in the West End, it's a long-term (and major) financial commitment. So you need to consider what would happen to your family and your home if you died.

Scotland has rigid laws about who inherits your property if you die intestate (ie, without a Will), and these can have difficult consequences for your loved ones.

Some key points to note:

- In most circumstances, a surviving spouse will inherit the matrimonial home. For most people, this is not a problem, but it could be more difficult if you have a blended family or are starting a new relationship. You would need a Will in order to address this.
- With blended families, you may want your half of the property to go to your children, but for your spouse or partner to have a right to stay there. That can only be guaranteed with a properly drafted Will.
- Cohabitees are especially vulnerable because they don't have automatic rights to inherit property (unlike spouses and civil partners). While cohabitees can go to court to claim a share of the property, this is likely to be expensive and stressful, and carries no certainty of success. There's also a time limit of 6 months.

This list isn't exhaustive, and also isn't hypothetical – these situations happen to real people every day.

And whatever the outcomes, having to deal with unexpected issues regarding your property will come with legal costs, delays and stress for those left behind. Making a Will can provide the clarity and security to stop them arising.

No one wants to rain on your parade when you're buying a property, but making a Will (or reviewing an existing



Having to deal with unexpected issues regarding your property will come with legal costs, so be prepared.

Where there's a WILL...

“

YOU NEED TO CONSIDER
WHAT WOULD HAPPEN
TO YOUR FAMILY AND
YOUR HOME IF YOU DIED

one) is a lot less stressful than the legal issues that could hit your family if you don't have one.

So why not put it on the to-do list along with your other home-buying admin – such as insurance?

It's not going to bring you joy, but it will certainly help protect the people you love.



Cohabitees should take care with the paperwork

Couples who cohabit don't have the same automatic inheritance rights as spouses and civil partners. What happens to your home if one of you dies depends on what's in your title deeds.

Let's say Conor and Caitlin move into a flat together. They're not married and neither has made a Will.

Scenario 1: Caitlin has savings and buys the flat herself. If she dies before Conor, he's left in a precarious position because he doesn't own any share of the flat. If Caitlin wants him to inherit the flat, she should make a Will leaving it to him.

Scenario 2: Conor and Caitlin buy the flat together, and put in the title deeds that it's owned by them and 'the survivor of them'. This is known as a 'survivorship destination' and means that if one dies, the survivor inherits their share.

Scenario 3: Connor and Caitlin are both on the title deeds, but don't have a survivorship destination. If one dies without a Will, their share goes to their family. The other would have to buy the family out, persuade the family to let them carry on living there, go to court to make a cohabitee's claim or sell up. Once again, this is a very precarious position and could be avoided by having a Will.

Caitlin and Conor may rather open a celebratory bottle than discuss Wills and death. But these conversations – along with what would happen if they split up – are important. ■

Sandy Lamb, Partner

Sandy is a Partner in the Private Client team based in Glasgow where he helps clients plan for their future and any of life's events.

He provides advice on Wills, Powers of Attorney and tax planning and has wide experience of advising executors and beneficiaries in the administration of executry estates which he does with a natural supportive and trustworthy approach.

Sandy is also experienced in the establishment, administration and winding up of trusts and related tax advice.

Sandy will be happy to advise you on the best options for your particular circumstances. If you would like to get in touch with Sandy please call 0141 302 8444 or email sandylamb@lindsays.co.uk



PROFILE

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People and businesses need lawyers for a variety of reasons and we can support you in areas relating to family, property, employment business interests and retirement.

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On the MARKET

By Beverley Brown

WHETHER moving up or down the property ladder, the search for a new home is the exciting part of the journey and although you may set out with a clear idea of your dream property – with or without a precise list of must-have features – be prepared for the battle that can often ensue between heart and head! For inspiration, here are three outstanding properties from Vanilla Square Estate Agency in Glasgow. ■

KILMACOLM Offers over £640,000



Davos, Wateryetts Drive, Kilmacolm

ONE of the finest detached Arts and Crafts houses in the village, Davos was designed by local architect James Austin Laird and although it has been carefully but extensively upgraded and modernized in recent years it retains many outstanding period features, including ornate stained and leaded glass, fireplaces and woodwork.

The accommodation comprises five reception rooms (including a conservatory and rear-facing garden room with French door access) and a stunning 26ft open-plan dining kitchen and family area with French doors onto a patio and garden beyond.

Upstairs are five bedrooms – 22ft bay-windowed master with dressing room and en suite shower room – and two further bathrooms (every bathroom fully upgraded) plus a study and a useful cellar room presently used as a games room.



KELVINSIDE Offers over £850,000



4 Kirklee Gardens, Kelvinside, Glasgow [Under Offer]

RARELY available nowadays, this full four-storey townhouse incorporates period character, charm and original features into a meticulously upgraded interior to create a luxuriously appointed family home within a prime West End location that has an outstanding array of shops, high-ranking schools, cosmopolitan bars and eateries and transport links virtually on the doorstep.

Inside, the accommodation is deceptively spacious and includes a grand entrance hall with original parquet wood and mosaic-tiled flooring and sweeping staircase; sitting room with original feature fireplace and wood-burning stove; formal dining room displaying ornate plasterwork and original fireplace; refitted high-spec dining kitchen with granite work surfaces and Aga – and on the half-landing are two connecting home offices with fitted furniture.

First floor standout features include a magnificent L-shaped drawing room with parquet wood flooring and open fireplace. Completing this exceptional home is an enclosed rear garden that is not overlooked – there is also on-street residents parking to the front.

BOTANICS Price on application

4 Kelvin Drive, Botanics, Glasgow

THIS grand, double fronted 2 storey townhouse offers spacious and flexible living accommodation along with incredible private gardens in the heart of the West End.

Truly one of a kind, only moments from the Botanic Gardens and the thriving Byres Road.

The current owners have cleverly adapted the accommodation which is formed of 9 principle apartments and finished to a high standard throughout. It oozes period character and charm with plenty of original features, yet offers a luxurious, modern standard of living.

There are currently 5 well proportioned bedrooms, 4 en-suites, three impressive living rooms, a study and a stunning refitted kitchen with bi-fold doors into the garden.

The garden is an incredible feature of this property and there is an option to create private parking to the rear.



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Indicative image of Belhaven Terrace West



CGI of Dalrymple Villas



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Note: Some images shown are indicative images of a previous L&S Homes development