

# WELCOME HOME



## 4 HOT PROPERTY

Cilt's the daddy of them all as two fathers pwn their stamp on their daughters' home

## 6 MY SPACE

Robbie from River City, or Gary Lamont in real life, shows that his kitchen is a feast of style

## 8 INSIDE VIEW

Developers are doing their best to offer future-proofed homes as the market gathers pace

## 12 NEW TO VIEW

Raise your spirits in this two-bedroom church conversion that is a hymn to style

## Grounds for cheer



UP IN THE WORLD: Spottiswoode Road.

**E**DINBURGH-based solicitors and property expert Simpson & Marwick has provided more evidence of the recovery in the property market with its sales figures for July.

Partner Richard Loudon says: "Our sales figures for July this year are up 51% on July 2008. In Edinburgh and East Lothian we sold 32 properties, compared to 23 in July last year, with a total value of more than £13.4m against £8.8m. This demonstrates a tangible improvement in seller and buyer confidence. Our Aberdeen office also recorded improved results with 16 homes sold during the same period.

One of the properties which contributed to these results is a three-bedroom top-floor flat in Spottiswoode Road in Marchmont, Edinburgh, an area favoured by students and foodies due to the abundance of specialist shops, delis and bistros.

Owner Sophie Dow and her family bought the flat 10 years ago, when her daughter started university.

"Earlier this year we had to have some work carried out on the property so we decided to refurbish it for re-sale. We were aware of the difficult market, but decided to give it a go. If it didn't sell we decided we could always rent it out again."

The flat went on the market on June 24 at offers over £270,000, having received a Home Report Valuation of £300,000. Over the next four weeks it attracted a considerable amount of viewers, with a number of offers being lodged on the closing date. The property was sold on July 21 for a figure in excess of £315,000.

Richard said: "The flat is in an excellent area and it has been tastefully refurbished in neutral colours. The sellers had reasonable expectations and we agreed a realistic asking price."

## JUST ON THE MARKET

