



SCOTTISH VIEW

Edinburgh | Rural Scotland

2013

A MIXED YEAR IN UK PROPERTY



It's been a year of conflicting fortunes in the UK property market. Both economic and political factors have been at play and, depending on the location and the price bracket, some quite different trends are emerging. They include strong price growth in the higher reaches of the prime property market in and around London, and a drop in sales and value among homes affected by this year's change in stamp duty rates.

Any review of 2012 needs to start with a look at the broader economic picture. Disappointing news towards the end of 2012 saw the IMF dramatically downgrade its forecasts for the UK and predict that the economy would shrink by 0.4%. This was offset, though, by IMF expectations of 1.1% growth for 2013. Any sense of optimism has remained cautious, however, and this is being reflected in both the current performance of the UK residential market and its outlook for the year ahead.

London v. the rest of the UK

Data from Nationwide shows that the market as a whole is continuing to stall, with average property prices across the UK falling by 1.4% during the first three quarters of 2012. For homes up to £2m, the average drop was far greater at 4.3%.

Central London, though, is still bucking trends and setting new records month on month. Over the same period, prime properties in the capital have seen rises of around 10% as demand remains particularly strong in the city's most exclusive neighbourhoods. A key and continuing factor in that growth is the influx of international buyers who see the city as a safe haven for their capital.

The prime markets outside London are facing more challenges and we have seen drops approaching 5% in the rest of England and Wales, and slightly smaller falls at around 3% in Scotland. Yet even outside London some hotspots are bucking the downward trend. Prices in and around Oxford, for example, are up 2.3% on the year, while prices around Guildford have risen 2%. And country homes in the £4m+ bracket have seen sustained growth. These rises are partly fuelled by the increase in buyers from London who are looking to take advantage of record high prices by selling and moving to the country.

The 7% stamp duty effect

In March 2012, the rate of stamp duty payable on £2m+ homes rose from 5% to 7%. The effect was dramatic and immediate. In the months following the Budget, Knight Frank's Residential Review recorded a fall of 20% in the number of transactions involving prime London properties costing being £2m and £10m. This also precipitated a significant drop in the price of homes worth between £2m and £3m, with an average fall of 7%. Such a drop in activity and values will have inevitably impacted stamp duty receipts, raising the question of how many new property taxes can be introduced before any net gain for the Treasury is wiped out.

THE CONSENSUS SEEMS TO BE THAT THIS MIXED BAG OF NEWS WILL PREVAIL FOR SOME TIME TO COME; THERE IS LIKELY TO BE LITTLE CHANGE IN THE UK HOUSING MARKET UNTIL CONFIDENCE IN THE ECONOMIC RECOVERY IMPROVES.

The demise of the 'mansion tax'

2012 was also the year when the mooted mansion tax was roundly rejected by the Chancellor. Originally a Lib Dem proposal, this policy would have seen owners of properties worth more than £2m paying an annual 1% levy. George Osborne's view is that such a tax would drive enterprise and investment abroad, as it is believed to have done in France. Hot on the heels of the rise in stamp duty, it could also have had a dramatic effect on the market at £2m to £5m level. What seems certain is that, with the mansion tax now off the table, the ongoing debate about 'taxing the wealthy' is destined to go off in a new direction.

Activity in the housebuilding and the housing market, or rather the lack of it, has also been high on the political agenda this year. The Lib Dems, for example, floated a plan to stimulate a sluggish market that involved using parents' pension pots to secure mortgage deals for their children, but this received a lukewarm reception. Labour, meanwhile, proposed using the receipts from the 4G mobile sale to re-introduce the stamp duty holiday for first-time buyers and to build 100,000 affordable homes. The debates on the best way forward continue to rage and definitive plans have yet to be announced.

The UK rental market

2012 saw small but sustained rises in average UK rents, with Wales and the South East leading the way (LSL Property Services). In London, though, rents were on a modest downward trajectory during 2012. Although rents have fallen 2.3% over the year, demand remains healthy, with the number of new tenancies up 18% by the third quarter.

Looking ahead

It's clear that the overall picture is of falling prices and reducing levels of activity. A few areas are bucking the trend – notably the best London neighbourhoods and prime country homes – but they feel very much the exception rather than the rule. And even these properties are being affected to some degree by the stamp duty increase. The consensus seems to be that this mixed bag of news will prevail for some time to come; there is likely to be little change in the UK housing market until confidence in the economic recovery improves.

OUR COUNTRY DEPARTMENT

Knight Frank's Country Department works with our regional offices to sell prime country property throughout the whole of the UK. Based at our global headquarters on Baker Street in London, the team is 32 strong and is the largest Country Department of all the national agents.

Our approach, advice and guidance come from extensive experience, gained over many years and we pride ourselves on giving the highest standard of service. This is part of what makes Knight Frank different and ensures our clients want to use us again.

As the residential market becomes increasingly global, international exposure is paramount. With 244 offices across 43 countries, we have a truly global reach and receive interest from a wide range of buyers.

In 2011, Knight Frank sold property to 65 different nationalities of buyers. The fact that we build relationships with each of our clients and applicants means that, whether they come from Chiswick or China, we will always source the best possible match from our ever-growing pool of potential purchasers. In fact, last year 37.4% of country sales sold without any advertising.

Knight Frank doesn't just sell property – our experts advise on all aspects of the sector, from planning and development to restoration and estate management. Many who buy or sell their property through us come back for advice on anything from purchasing a property abroad, to how they might be affected by a proposed development, or how to secure the best mortgage.



Rupert Sweeting
Head of Country Department

MAKING SENSE OF MARKET SENTIMENT

Confidence, or the lack of it, has become a frequent topic of discussion in recent years, whether in relation to the economy as a whole or the property market in particular. Since it was launched in 2009, Knight Frank/Markit's House Price Sentiment Index (HPSI) has been charting levels of household confidence and using it to predict future house price trends. What's striking is how accurately that sentiment then translates into market data, so it can be a valuable tool for those considering a move or monitoring the performance of their property or region.

HOW THE HPSI WORKS Based on the opinions of 1,500 18-64 year olds across the UK, the HPSI gives a view on current household confidence rather than historic evidence from transactions or mortgage activity. Any figure below 50 indicates that perceived prices are falling, and over 50 that they are rising.

The overall picture

When taking the UK as a whole, the HPSI has been on a resolutely downward trend; heralding falls in house prices every month for the past two and a half years. Taking the October 2012 findings as a benchmark, every region came in at under 50, with the average at 45. The outlook for house prices also fell sharply towards the end of 2012, but rallied to a modest overall rise predicted for the next 12 months. Only three of the 11 regions were expecting prices to rise in the coming year.

IT'S A MEASURE OF THE LACK OF CONFIDENCE THAT EVEN LONDON AND THE SOUTH EAST HAVE DOWNGRADED THEIR EXPECTED PRICE INCREASES TO THE LOWEST HPSI SINCE THE START OF THE YEAR.

The story from region to region

Perhaps the most surprising news from recent surveys has been London's first dip into negative territory. Household sentiment recorded a perceived fall in property prices, scoring 49.5.

The biggest falls were recorded in the North West (40.5) and East Midlands (40.5), compared to the South East and the West Midlands which were two of the few regions with a gentle trend upwards. The South East reached 49.1 in October, the highest it had been since May, and West Midlands scored 45.

Scotland's year was mainly about growing confidence and its HPSI figure in October stood at 49. Wales, by contrast, finished on 41.9 after registering marked dips and rises in confidence throughout 2012.

The region of Yorkshire and the Humber and also the North East saw sharp swings in confidence over the third quarter of 2012, but ended with figures towards the middle of the UK-wide spread at 43.4 and 44.8 respectively.

Overall, it is a state of flux, with confidence moving from negative to positive and back again in the space of a few months. This reflects the general state of uncertainty that is prevailing in the UK and also internationally, of course, but it is interesting to see how householders are feeling when they look ahead. It is only then that we start to see a more coherent trend emerging.



The outlook

We also asked householders to give us their predictions for property prices over the coming year. The 'future HPSI' as it's called saw a net decrease in October.

Towards the end of 2012, earlier optimism had started ebbing away in the 11 regions across the UK. Only three recorded expectations for house price rises in the third quarter, compared to six regions in the first half of the year. Around 24% of households anticipated a rise in the value of their home over the next 12 months, while 23% expected a fall. This represented a month-on-month fall from 53.5 to 50.5, the sharpest drop in this index for a year.

In another shift, London (59.8) has been overtaken by the South East (60.8) in terms of predicted growth – this is the first time this has happened since 2010. Households in both regions are expecting a healthy rise in prices over the next year, but the future HPSI reading for London has dropped back into negative territory (49.5) after spending most of 2012 above 50.

The only other region expecting price rises was the West Midlands – its reading of 53.2 in October was the highest for a year.

At the other end of the scale, the least optimistic region was the North West. Following on from monthly falls throughout 2012, the October figure was 42.1.

In the East Midlands, meanwhile, it was more of a mixed year, with the figure swinging from a high of 55.7 in April to a low of 44.5 in October.

The influencing factors

It seems that falling prices or, at best, slowing growth have been the order of the year across the country. As expected, the continuing run of bad economic news has impacted confidence in both current house prices and their prospects for 2013. Poor forecasts from the International Monetary Fund and worries about the fiscal austerity plans are two of the factors that have clearly shaped the way the HPSI has performed. And it's a measure of the lack of confidence that even London and the South East have downgraded their expected price increases to the lowest HPSI since the start of the year.



SCOTLAND



LOCAL UPDATE

As with the previous 5 years, 2012 was certainly a challenging one. It was not all doom and gloom however, and areas of Edinburgh City and properties throughout rural Scotland, either indigenous due to their architecture or location performed well. Trade was also healthy with fairly priced property and the market was quick to dictate what did and did not constitute good value.

Looking ahead, we see little change. Those vendors who respond and react to the market and price accordingly will be the ones that benefit from successful sales.



Where do our buyers come from?

International	17%
London	12%
Scotland	53%
Rest of the UK	18%



Sales by price band

under £500k	10%
£500k to £750k	30%
£750 to £1m	24%
£1m to £1.5m	15%
£1.5m+	21%

THE TEAM



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Team work between agent and client will be paramount this year. It will be vital to price sensibly and react to the market.



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AUCH & INVERMEARAN

ARGYLLSHIRE & PERTSHIRE



Sporting wilderness with renewable energy potential

Exceptional stalking and fishing with hydroelectric potential.

6 bedrooms, 4 bathrooms, 1 bedroom annexe, 7 further houses, extensive farm buildings and livestock handling facilities, exciting and varied red deer stalking, salmon fishing on the river Orchy and river Lyon, renewable energy potential for 12 hydroelectric schemes. Oban 39 miles, Stirling 54 miles, Glasgow Airport 56 miles, Edinburgh 92 miles.

In all about 28,313 acres

Offers over £8,400,000

BLACKWOOD ESTATE

DUMFRIESSHIRE



Renowned sporting estate

Principal house, 5 reception rooms, 10 bedrooms, 6 bathrooms, substantial outbuildings, walled garden and attractive grounds and policies, 8 separate cottages and farmstead, over 2 miles of double bank salmon and sea trout fishing on the river Nith with a 5 year average of 153 salmon and 46 sea trout, first class pheasant shoot, duck flighting, roe deer stalking, productive arable and grassland, woodland and forestry.

In all about 1,248 acres

Offers over £4,500,000

ROSSIE PRIORY

PERTSHIRE



Set in historic parkland

4 main reception rooms, 15 bedrooms with 6 en suite bathrooms, picture gallery, listed chapel, extensive domestic rooms and wine cellar, old laundry house and self-contained house keeper's house, stable courtyard with 11 stables, garages and a cottage with 3 bedrooms, landscaped gardens, policies and impressive walled garden.

In all about 67 acres

Offers over £2,650,000

CAIRNESS HOUSE

ABERDEENSHIRE



One of the great houses of Scotland

A magnificent Georgian country house of great architectural importance by James Playfair and completed by Sir John Soane.

7 reception rooms, 8 principal bedrooms and 7 bathrooms (5 en suite), staff accommodation, east and west pavilion with splendid Georgian kitchen, extraordinary semicircular service wing with great development potential, entrance lodges, landscaped grounds with young arboretum and mature parkland trees, wonderful 5 acre walled garden.

In all about 16 acres

Offers over £2,000,000

BELWOOD HOUSE

MIDLOTHIAN



Magnificent Georgian house

Elegantly proportioned rooms with Georgian details.

2 reception rooms, 4 bedrooms, 3 bathrooms, private gardens, woodland.

In all about 1 acre

Offers in region of £695,000

INVEREIL HOUSE

EAST LoTHIAN



Stunning coastal views

A superb private mansion house with stunning coastal views across the famous West Links Golf Course. 6 public rooms, 9 bedrooms, private gardens.

In all about 4.73 acres

Offers over £2,250,000

EILEAN RIGH

LOCH CRAIGNISH, ARGYLL



A King's island

An exceptional private island on Scotland's most attractive coastline. A fully refurbished 4 bedroom principal house with planning permission to extend.

3 bedroom farmhouse, large helicopter hanger (500 sq m), boat house, 2 slip ways and a jetty, moorings, mains electricity and high speed broadband, private beaches and sea fishing, a renowned sailing location.

In all about 261.39 acres

Offers over £3,000,000

EILEAN AIGAS

INVERNESS-SHIRE



One of a kind

A truly unique and magnificent country house built to an exceptional standard and set on a private river island.

7 principal reception rooms, 6 principal bedroom suites, 3 further bedroom suites, gym, media room and games room, 4 bedroom guest lodge, 3 bedroom farmhouse, estate office and 2 bedroom gate lodge, stunning wooded grounds, parkland, extensive woodland, trout loch and beautiful gorges and river frontage.

In all about 547 acres

Offers over £15,000,000

CAULDHAME

PERTSHIRE



Lovely shooting estate

A lovely shooting, equestrian and wildlife estate.

Hall, large farmhouse kitchen with Aga, conservatory, dining room, family room (full size snooker room), office, sun room (gym), bathroom, bedroom/study, first floor: drawing room, bedroom with en suite, 5 further bedrooms, shower room, turret room, 3 cottages with exceptional letting potential, about 54 acres of grass parks, about 64 acres of commercial and amenity woodland.

In all about 119 acres

Offers over £1,325,000

SKELDON

AYRSHIRE



Sporting estate

Classical 18th century house.

3 reception rooms, 6 bedrooms, 5 bathrooms, 3 further bedrooms and separate library annexe, 3 other cottages and gate lodge, exquisite walled and riverside garden, all-weather tennis court, parkland, policies and farmland, 1.8 miles of double bank salmon and sea trout fishing on the River Doon.

In all about 192 acres

Offers over £3,000,000

CROMLIX HOUSE

STIRLINGSHIRE



Substantial country house

Reception hall, 2 drawing rooms, conservatory, dining room, library, 14 bedroom suites, meeting room, chapel, 2 bed staff flat, courtyard with various store rooms, terraced gardens, wooden policies, scenic trout loch, building with development potential, gate lodge, long private drive.

In all about 40 acres

Offers over £1,800,000

AILS CRAIG

AYRSHIRE



A unique Scottish landmark

An iconic island lying in the outer Firth of Clyde, 10 miles off shore.

Home to the world's best known Curling Stone Quarry, 1 attractive cottage and 3 other former cottages.

In all about 245 acres

Offers over £1,500,000

WOODEN HOUSE

ROXBURGHSHIRE



Castellated Georgian mansion in the Tweed Valley

Ideal family house with 5 reception rooms, 7 bedrooms, 5 bathrooms (3 en suite), 3 bedroom lodge, stone stable block and coach house, walled garden, beautiful mature grounds, 4.5 acre paddock with field shelter.

In all about 11.7 acres
Offers over £1,000,000

SEABARN

NORTHUMBERLAND



A unique renovated dwelling in a stunning coastal setting

The property has been designed to maximise views of Northumberland's picturesque coastline. Reception hall, open plan kitchen, large living/dining area, 5 bedrooms, 3 bathrooms (1 en suite), studio, study, utility room.

In all about 0.26 acre
Offers over £575,000

EDRINGTON HOUSE

BERWICKSHIRE



Beautifully restored house set within its own grounds

Georgian family house with 4 reception rooms, 7 bedrooms with en suite bath/shower rooms, kitchen/breakfast room, study, laundry, billiard room, useful outbuildings, formal and walled gardens, paddock, woodland, gate lodge.

In all about 12.5 acres
Offers over £1,250,000

STONESHIEL HALL

BERWICKSHIRE



A magnificent Grade B Listed historic mansion house

Stoneshiel Hall is situated in an area that is renowned for its unspoilt beauty. Reception hall, 3 reception rooms, 5 bedrooms, 3 bathroom, kitchen. 2 bedroom cottage, outbuildings, private grounds and walled garden.

In all about 2.2 acres
Offers over £935,000

AIRLEYWIGHT

PERTSHIRE



A delightful, well proportioned country house

4 reception rooms, media/games room, master bedroom suite, 5 further bedrooms including 2 attic bedrooms with en suite shower rooms, additional bathrooms, derelict coach house, outbuildings, large timber storage barn, well maintained garden and grounds, paddocks, walled garden.

In all about 28 acres

Offers over £1,250,000

AUCHTERTYRE HOUSE

PERTSHIRE



Renovated farmhouse set amid spectacular scenery

Hall, sitting room, dining room, kitchen, utility room, office, 4 bedrooms (1 en suite), 2 further bathrooms, stone barn with potential for a variety of uses, outline planning consent for 2 timber chalets.

In all about 1.9 acres

Offers over £375,000

ARDNACKAIG

ARGYLL



A secluded country house in a spectacular coastal position

Sitting room, living room, dining room, kitchen, utility room, 5 bedrooms, bathroom, shower room, useful outbuildings and car port, sheltered natural harbour with jetty.

In all about 16 acres

Guide price: £675,000

CRIONACH

ISLE OF SKYE



Beautifully constructed coastal house

Hall/conservatory, drawing room, dining room, morning room, kitchen, utility room, 2 cloakrooms, 4 bedrooms all with en suite facilities, extensive attic, recently renovated former boathouse.

In all about 2.5 acres

Offers over £750,000

DUNFUINARY

ARGYLL



Spectacular coastal house

Hall, drawing room, dining room, 2 studies, kitchen/family room, utility room, cloakroom, master bedroom with en suite shower room, 5 further bedrooms, bathroom, shower room, large garage/boathouse and summer house, 2 self-contained cottages.

In all about 1.4 acres

Offers over £1,350,000

KIRKLAND

DUMFRIESSHIRE



Georgian country house

A fully refurbished, classical, three bay country house with excellent interior detail.

Extensive outbuildings and grounds including a walled garden and former tennis court, 6 reception rooms, 9 bedrooms and 6 bathrooms.

In all about 8.61 acres

Offers in region of £1,345,000

ARDEENDEE

KIRKCUDBRIGHTSHIRE



Extensive family home

Ardendee, a beautiful family home set within its own grounds, is located in an exceptional elevated position on the northern edge of Kirkcudbright.

7 double bedrooms (4 en suite), 2 further family bathrooms, workshop, gym, attic and cellar, 3 bedroom cottage and 1 bedroom annexe, equestrian arena, stable and private golfing range.

In all about 13 acres

Offers over £975,000

CROYS HOUSE

KIRKCUDBRIGHTSHIRE



Magnificent country house

Entrance hall, reception hall, drawing room, dining room, library, study, kitchen, informal dining room, butler's pantry, laundry, cloakroom, office, 9 bedrooms, 3 bathrooms, work room, beautifully maintained gardens, 3 bedroom gate lodge, walled garden and greenhouses.

In all about 32 acres

Asking price: £1,200,000

ARDSHEAL

ARGYLLSHIRE



A private coastal oasis

An estate of outstanding natural beauty including an historic 10 bedroom house with formal gardens and policies.

Farmhouse and steadings, 4 further cottages, 2 boathouses and moorings on Loch Linnhe, beautiful ancient woodland and productive grassland, over 2 miles of coastline.

In all about 775 acres

Offers over £2,850,000

TOROSAY

ISLE OF MULL



SOLD

Coastal estate with listed castle

Category A Listed castle with 8 bedrooms, bungalow, 2 holiday cottages and 3 flats. Formal gardens, over 150 acres of native and exotic woodlands, driven low ground shooting and over 3 miles of coastline including foreshore, beach, jetty and boathouse.

In all about 470 acres
Offers over £1,650,000

KILLOCHAN CASTLE

AYRSHIRE



SOLD

A delightful 16th century castle by the Girvan Water

Great hall, 2 reception rooms, 8 bedrooms, 5 bathrooms, library, stunning gardens, grounds and courtyard house with 3 bedrooms, bridge cottage with 4 bedrooms, approximately 2.8 miles of the Girvan water with salmon fishing rights, park, woodland and farm land.

In all about 131 acres
Offers over £2,250,000

MARCUS

ANGUS



SOLD

Agricultural and sporting estate with good quality fishing

Elegant 8/9 bedroom house with 6 bathrooms, impressive walled garden and parkland, outbuildings with cottage, farmhouse and steading, approximately 50 acres of productive arable land, salmon and sea trout fishing on the South Esk with 8 named pools.

In all about 579 acres
Offers over £4,500,000

BROOMHOLM

DUMFRIESSHIRE



SOLD

Pretty borders residential estate with exciting fishing

Georgian family house with 6 reception rooms, 7 bedrooms, 6 bath/shower rooms, 2 estate cottages, traditional steading with planning permission, mature grounds, grazing and woodland, fishing on the Border Esk.

In all about 79 acres
Offers over £1,600,000

SNAWDON**EAST LOTHIAN**

Offers over £795,000

**SOLD****HOUSEBYRES****ROXBURGHSHIRE**

Offers over £2,750,000

**SOLD****UPPER HUNTLYWOOD****BERWICKSHIRE**

Offers over £2,750,000

**SOLD****THE BOATHOUSE****AYRSHIRE**

Offers over £395,000

**SOLD****AUCHENGASSEL****DUMFRIESSHIRE**

Offers over £575,000

**SOLD****THE OLD MANSE****KIRKCUDBRIGHTSHIRE**

Offers over £725,000

**SOLD**

CULCAIGRIE
KIRKCUDBRIGHTSHIRE

Offers over £850,000



ARDMARNOCH
ARGYLL

Offers over £2,850,000



FEORAG
ARGYLL

Offers over £598,000



OLD CLACHAN FARMHOUSE
ARGYLL

Offers over £620,000



GLEBE HOUSE
DUMFRIESSHIRE

Offers over £575,000



INVERQUHARITY CASTLE
ANGUS

Offers over £550,000

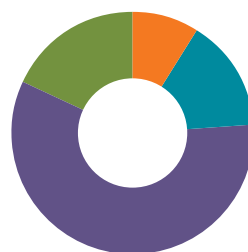


EDINBURGH



LOCAL UPDATE

2012 has been busier than any of the last four years especially in the market for flats or houses priced up to £1m. Areas such as the New Town, Stockbridge, West End, Morningside, Grange, Murrayfield and Merchiston, all attracted specific interest. The pick-up in activity has been triggered by pent up frustration and general lack of quality properties available. The positive news is that we expect 2013 will continue to show growing enthusiasm and attract more buyers across the full spectrum of the City market. Sensibly priced, attractive property is selling well.



Where do our buyers come from?

International	9%
London	15%
Scotland	58%
Rest of the UK	18%



Sales by price band

under £500k	17%
£500k to £750k	24%
£750 to £1m	21%
£1m to £1.5m	12%
£1.5m to £3m	26%

THE TEAM



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GRANGE LOAN

GRANGE



Exceptional contemporary house

Reception hall, drawing room, dining/family room, media room, galleried study, fully appointed kitchen, master bedroom with dressing area and en suite bathroom, guest bedroom with en suite shower room, 3 further double bedrooms, family bathroom, utility room, cloakroom with WC All bedrooms have fitted wardrobes. West facing balcony. South facing sun terrace, lawn with raised flower borders. Integral double garage. Automated driveway gates and pedestrian gate.

Offers over £1,750,000

BRIGHOUSE PARK RIGG CRAMOND



An exceptional 4,705 sq ft detached 5 bedroom villa

Situated beside the picturesque village of Cramond, an exceptional modern home of the highest quality finish and specification. 6 bedrooms, 3 reception rooms, 4 bathrooms, large garden, private parking.

Guide price: £1,325,000

INVERLEITH PLACE LANE INVERLEITH



Inverleith mews house

Sitting room/dining room, kitchen/breakfast room, master bedroom with en suite bathroom and dressing room, second bedroom, study/third bedroom, shower room, store, loft, NACOSS monitored alarm system, private walled and fenced patio garden, private permit parking for up to 2 vehicles.

Offers over £485,000

GEORGE STREET NEW TOWN



Spacious 3 bedroom flat in the Georgian New Town

Sitting room/dining room, kitchen/breakfast room, master bedroom, 2 further double bedrooms, bathroom, shower room.

Offers over £395,000

FORRES STREET NEW TOWN



A classic New Town flat with stunning views

Drawing room, kitchen/breakfast room, master bedroom with dressing room, 3 further bedrooms, family bathroom, W.C, storage, cellar.

Offers over £595,000

BONALY TOWER

COLINTON



A magnificent first floor apartment in this famous historic building

Approached by a private drive, Bonaly Tower is set in approximately 10 acres of beautiful gardens and grounds just to the south of Colinton.

Drawing room/dining room, library, kitchen, master bedroom with en suite shower room, 2 further bedrooms, bathroom, study/store, double garage, extensive gardens and grounds.

Offers over £795,000

MURRAYFIELD GARDENS

MURRAYFIELD



A fantastic family home with huge potential

Entrance hall, dining room, study/family room, kitchen, drawing room, master bedroom, 4 further bedrooms, 2 bathrooms, utility room, larder, WC, maid's room/workshop, cloakroom, garden.

Offers over £830,000

BARNTON PARK

BARNTON



A beautifully extended Barnton family house

Drawing room, kitchen/breakfast room, dining room, family room, master bedroom with en suite shower, 3 further double bedrooms, family bathroom, wet room, utility room.

Offers over £750,000

MAYFIELD TERRACE

NEWINGTON



Exceptional detached 3 storey Victorian villa

Mayfield Terrace is situated in the Blacket Conservation Area which lies approximately one mile south east of the centre of Edinburgh. Vestibule, reception hall, 5 bedrooms, 4 reception rooms, 3 bathrooms, contemporary modern kitchen/breakfast room, roof terrace, walled garden.

Guide price: £1,650,000

BARNTON AVENUE

BARNTON



A most impressive detached Victorian villa

Substantial detached family house, elegant reception rooms, wealth of period features, 4/5 bedrooms and 2 bathrooms, master bedroom with attractive views, large loft offering excellent potential, double garage and off-street parking, wonderful gardens to front and rear.

Offers over £1,150,000

REGENT TERRACE

CALTON HILL



Edinburgh's Georgian elegance at its very best

Reception hall, dining room, drawing room, kitchen/breakfast room with Aga, 8 bedrooms, 5 bathrooms, pantry, utility room. Private, landscaped and tiered walled garden with direct access to communal gardens. Front courtyard area. Dry lined cellars.

Guide price: £1,900,000

RAMSAY GARDEN

OLD TOWN



Panoramic views

Attractively presented, this is an exceptional and unique property in one of Edinburgh's most iconic locations.

Entrance hall, drawing room, dining room, kitchen/breakfast room, 3 double bedrooms, 3 en suite bathrooms, fourth bedroom/study, utility room.

Price on application

INVERLEITH TERRACE

INVERLEITH



Impressive 3 bed flat

Drawing room, dining/living room, kitchen, master bedroom with en suite shower/dressing room, second double bedroom, single bedroom/study, family bathroom, cloakroom, storage.

Offers over £550,000

INVERLEITH ROW

INVERLEITH



A fine Georgian semi-detached house

This Georgian property is approached via a paved path which leads through the front garden. Inverleith Row is a popular and renowned residential area on the northern edge of the Georgian New Town.

Vestibule and entrance hall, drawing room, kitchen/dining room, study, master bedroom, 4 further bedrooms, 2 bathrooms, W.C, utility room, storage cupboards.

Offers over £795,000

DUBLIN STREET LANE

NEW TOWN



A modern city centre mews on a peaceful cobbled lane

Sitting room/dining room, kitchen, 2 double bedrooms, single bedroom, study/4th bedroom, family bathroom, shower room, utility room, spacious garage.

Offers over £375,000

ST STEPHEN PLACE

STOCKBRIDGE



Perfect pied-à-terre in a unique Stockbridge address

Entrance hall, sitting room/dining room/kitchen, bedroom, bathroom, store.

Offers over £150,000

KINELLAN GARDENS

MURRAYFIELD



A striking 3 bedroom flat with exceptional living space

Reception hall, drawing room, kitchen/dining room, master bedroom with en suite bathroom, 2 further double bedrooms with en suite facilities, sun room, utility room, W.C, secure parking, communal garden.

Offers over £595,000

SUCCOTH AVENUE

MURRAYFIELD



A stunning contemporary apartment

Open plan dining and sitting room, kitchen, master bedroom with en suite bathroom, double bedroom, shower room, utility room, storage, balcony, secure underground parking and storage, lift access.

Offers over £550,000

EYRE PLACE

NEW TOWN



Sophisticated modern living

Open plan living room/dining room/kitchen, master bedroom suite, guest bedroom suite, third bedroom, family bathroom, utility room, balcony, communal terrace area, 2 private parking spaces.

Offers over £585,000

CLUNY DRIVE

MORNINGSIDE



A substantial family house

Vestibule, dining hall, sitting room, family room, kitchen/breakfast room, drawing room/bedroom 4, master bedroom, 2 further double bedrooms, bathroom, 2 shower rooms, study/bedroom 5, large utility room, games room, wine store, large mature garden.

Offers over £1,150,000

CRAMOND ROAD NORTH

CRAMOND



Eco-friendly house

Reception hall, drawing room, dining hall, family room, kitchen/breakfast room, atrium, 2 studies, master bedroom with balcony and en suite bathroom, guest bedroom with en suite shower room, 2 further bedrooms, 2 further bathrooms, excellent storage rooms, 2 bedroom gate lodge, garage.

Guide price: £1,350,000

CORRENNIE GARDENS

MORNINGSIDE



An exceptional lower villa

Vestibule and reception hall, sitting room, large kitchen/living room, master bedroom with en suite shower room, 2 further bedrooms, maid's room/study, family bathroom, utility, store cupboard, private front and back gardens.

Offers over £695,000

ETTRICK ROAD

MERCHISTON



An immaculate three bedroom apartment

Hall, open plan kitchen, dining and sitting room, 3 double bedrooms, bathroom, private garden, private off-street parking.

Offers over £350,000

LANARK ROAD WEST

BALERNO



A fantastic family home with great entertaining space

Entrance vestibule, hall, sitting room, drawing room, dining room, kitchen, breakfast room, conservatory, master bedroom with dressing room, 4 further double bedrooms, 2 bathrooms, utility room, 2 cloakrooms, storage, garage, large mature garden.

Offers over £745,000

WHITEHOUSE ROAD

BARNTON



Fantastic contemporary apartments

The stunning and spacious apartments at 176 Whitehouse Road offer wonderful contemporary accommodation within easy reach of the city centre. Kitchen/breakfast room, 2 to 3 bedrooms, balcony, secure underground parking.

Guide price: £310,000 - £495,000

SIMPSON LOAN

NEW TOWN



An immaculate contemporary apartment

Situated in an historic Edinburgh Landmark. Open plan living room with kitchen, dining and study areas, master bedroom with en suite bathroom, 2 further bedrooms (1 en suite shower room), family bathroom, utility room.

Offers over £825,000

NORTHUMBERLAND ST

NEW TOWN



SOLD

Edinburgh's Georgian elegance at its best

Drawing room, sitting room, dining room, kitchen/breakfast room with Aga and access to garden, 7 bedrooms, cloakroom with WC, family bathroom, pantry, wine and general storage cellars, private parking for 3 cars.

Offers over £1,600,000

STRATHEARN ROAD

GRANGE



SOLD

An elegant and substantial family home

Entrance hall, sitting room, drawing room, kitchen/breakfast room, master bedroom with en suite bathroom, 4 further double bedrooms, family bathroom, 2 shower rooms, utility room, maids room/storage room, 2 WCs, south facing walled garden, private off-street parking for 2 cars.

Offers over £865,000

DICK PLACE

GRANGE



SOLD

A house of huge charm

Entrance vestibule, sitting room, large kitchen/breakfast room, conservatory, studio/study, master bedroom with en suite shower room, 2 double bedrooms, family bathroom, shower room, large floored attic, designer landscaped gardens, garage and off-street parking.

Offers over £825,000

BLACKET PLACE

NEWINGTON



SOLD

Stylish stone built regency house

Outer and inner halls, drawing room, dining room, library, sewing room/study, morning room, kitchen/breakfast, boot room, 6 bedrooms (6 bathrooms), laundry, store room, mature walled garden, car port, single garage.

Guide price: £1,500,000

ANN STREET

STOCKBRIDGE



SOLD

Exceptional 6 bedroom Georgian townhouse

Drawing room, sitting room, dining room, large dining kitchen, with winestore, and pantry, 6 bedrooms, 3 bathrooms, cloakroom with WC.

Guide price: £2,000,000

RAVELSTON DYKES

MURRAYFIELD



SOLD

A fantastic detached family house

Entrance hall, dining room, sitting room, kitchen/breakfast room, master bedroom, 5 further bedrooms, bathroom, shower room, large garden, garage, off-street parking.

Offers over £950,000

ROYAL CIRCUS

NEW TOWN



SOLD

An immaculate 5 bedroom flat

Sitting room, dining room, kitchen/breakfast room, family room, study, master bedroom, dressing room, 4 further double bedrooms, family bathroom, shower room, WC, storage.

Offers over £695,000

OSWALD ROAD

GRANGE



SOLD

A superb, stone built family house

Entrance and reception hall, drawing room, dining room, sitting room, breakfasting kitchen with Aga, family room/garden room, cloakroom, mezzanine conservatory, principal bedroom with luxury en suite bathroom, 4 further bedrooms, family bathroom, fully lined attic, paved driveway, landscaped front garden.

Offers over £1,395,000

ALBANY STREET

NEW TOWN

Offers over £1,500,000



SOLD

INVERLEITH PLACE

INVERLEITH

Offers over £725,000



SOLD

CAMPBELL ROAD

MURRAYFIELD

Offers over £825,000



SOLD

QUEEN'S CRESCENT

NEWINGTON

Offers over £895,000



SOLD

CLUNY PLACE

MORNINGSIDE

Offers over £649,000



SOLD

WARRISTON CRESCENT

NEW TOWN

Guide price: £1,000,000



SOLD

LANARK ROAD WEST

BALERNO

Guide price: £595,000



CALTON HILL

OLD TOWN

Offers over £425,000



NORTHUMBERLAND STREET

NEW TOWN

Offers over £330,000



NORTHUMBERLAND STREET

NEW TOWN

Offers over £575,000



FINGAL PLACE

MARCHMONT

Offers over £695,000



BROUGHTON PLACE

NEW TOWN

Offers over £260,000



WHY KNIGHT FRANK?

Whether you are buying a beautiful house as a home, or want to invest in a portfolio of rental properties, we can help.

We put clients at the heart of what we do and our service levels are driven by our clients' needs. As a result we have created an environment that nurtures the best people in the business and genuinely allows us to give the best advice – the sort of advice you'd give your family. What can be a life-changing process for many people – buying, selling, renting, or letting a property – is handled with care, discretion, service, and professionalism at all times.

Below is an overview of our specialist teams and how they can help. If you can't find what you are looking for here, please visit: [KnightFrank.com/Residential](https://www.knightfrank.com/Residential)

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- Property search and acquisition
- Services for international buyers
- Investing in property portfolios
- Valuations

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Nick van Zeller on +44 (0)1488 682 726

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Clive Hopkins on +44 (0)20 7861 1064

Property outside of the UK please contact
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Knight Frank's property search service contact
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For more information about financing and mortgage options with Knight Frank Finance, please contact **Simon Gammon** on +44 (0)20 7268 2581 or visit [KnightFrankFinance.co.uk](https://www.knightfrankfinance.co.uk)

New homes and development

- New Homes
- Residential Development

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Renting, letting and managing residential property

- Finding a property to rent
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- Rental property for corporates
- Relocation services
- Valuations
- Services for landlords
- Letting your property
- Relocation services
- Property management
- Lettings management

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