



Three Bedroom Properties

47 (1f1) York Place		Rent: £1,950
Floor	First Floor	Council Tax Band F £2,758.53
Location	Stylish Apartment located on York Place in the City Centre, a short walk to Princes Street and ideally situated for the Tram Terminal and Train Station.	
Accommodation	Beautiful Georgian Apartment comprises hallway entrance with storage, Spacious Lounge with dining area and original cornicing detail. 3 bedrooms, 1 with ensuite. Bathroom, Utility Storage Cupboard, Dining Kitchen. Property is fully furnished.	
Additional Features	GCH. Wifi included.	
Restrictions	Non HMO. no pets. non smoking home.	
Entry Date	Thursday 31 August 2017	Viewing by appointment only

48/10 North Gyle Grove		Rent: £750
Floor	Third floor	Council Tax Band D £1,634.63
Location	Located in Corstorphine just off the Glasgow Road next to The Maybury and the Gyle. Great Access to the M8, M9, and M90	
Accommodation	Hallway entrance with storage cupboard, fitted kitchen, Large Lounge with Dining Area and balcony, 3 double bedrooms, bathroom with bath and shower.	
Additional Features	White meter heating, double glazing, shared drying area, carport space, balcony,	
Restrictions	No Smokers/DSS	
Entry Date	Thursday 24 August 2017	Viewing by appointment

Two Bedroom Properties

43 (3f1) Iona Street		Rent: £850
Floor	Top Floor	Council Tax Band D £1,634.63
Location	Located in Leith with hub of lively eating and drinking spots, creativity and cultural diversity.	
Accommodation	Well presented top floor flat comprising of hallway entrance, lounge, 2 bedrooms, bathroom and kitchen. Good storage throughout and working pulley for drying clothes in the flat. Single space for furniture for occasional use.	
Additional Features	GCH. Fully Furnished. On Street Parking	
Restrictions	No Pets. Non smoking flat.	
Entry Date	Thursday 31 August 2017	Viewing by appointment only

11/5 Hutchison Cottages		Rent: £825
Floor	Second floor	Council Tax Band C £1,453.00
Location	Slateford - popular residential area within easy reach of the West End and offering easy access to the Gyle business and retail centres. First class local amenities including 24	
Accommodation	Very well proportioned flat comprising hallway, bright lounge/diner, fully fitted kitchen with white goods, utility room with washing machine and tumble dryer, two large double bedrooms, bathroom with shower and WC	
Additional Features	GCH, Double Glazing	
Restrictions	non smoking flat - 12 month lease only	
Entry Date	Monday 18 September 2017	Viewing By appointment

23/11 Breadalbane Street		Rent: £800	
Floor	Fourth Floor	Council Tax Band	C £1,453.00
Location	Located off Bonnington Road, a tastefully converted bond building within easy commute of the city centre		
Accommodation	Well presented flat comprising dining kitchen with balcony leading off it, 2 double bedrooms, bathroom with bath and shower. Underfloor heating and original bond features throughout.		
Additional Features	Fully furnished - modern feel to flat.		
Restrictions	No Pets. Non Smoking flat.		
Entry Date	Thursday 01 September	Viewing	By appointment

9/11 Dock Street		Rent: £795	
Floor	Fifth Floor	Council Tax Band	E £2,108.25
Location	Located near the shore and Ocean Terminal. Excellent bus service and lots of local eateries and pubs nearby.		
Accommodation	Entrance hall with storage, comfortable sitting rm/dining area, fully fitted kitchen, patio doors to balcony area, bathroom/shower/wc, master bedroom with built in wardrobe & en suite, second bedroom with double bed and built in wardrobe		
Additional Features	Bright accommodation, with lift, GCH, DG, LW flooring, balcony, lift, private parking		
Restrictions	Sorry no smokers, pets		
Entry Date	Monday 22 August 2016	Viewing	By Appointment

18 (2f1) Brunton Terrace		Rent: £775	
Floor	second floor	Council Tax Band	D £1,634.63
Location	Located just off London Road this large spacious 2 bedroom property is a short walk to the city centre and the nearby Omni Centre. Excellent bus route.		
Accommodation	Property consists of hallway entrance, large bay window lounge, 2 double bedrooms, bathroom with shower and kitchen.		
Additional Features	Permit Parking, GCH. Central location		
Restrictions	No DSS, No smokers, No Pets		
Entry Date	Tuesday 29 August 2017	Viewing	by appointment only

12/10 Steads Place		Rent: £750	
Floor	Top Floor	Council Tax Band	D £1,634.63
Location	Located at the foot of Leith Walk with its array of specialist shops and restaurants. Good bus route a short walk to the city centre.		
Accommodation	Flat comprises hallway entrance, lounge, 2 double bedrooms, lounge and separate kitchen. Property fully furnished. GCH.		
Additional Features	Parking space		
Restrictions	Non Smoking Flat. No Pets.		
Entry Date	Sunday 10 September 2017	Viewing	by appointment

129 Piersfield Terrace	Rent: £700		
Floor	Main Door	Council Tax Band	C £1,453.00
Location	Located in Craigenfinny, yards away from a library, large supermarket, Holyrood Park and Portobello beach are within easy access.		
Accommodation	Large flat with hallway entrance, lounge to front of property with high corniced ceiling and bay windows, internal kitchen, 2 double bedrooms, Bathroom with Bath and Shower. G		
Additional Features	Shared garden to rear of property. Large Morrisons Supermarket		
Restrictions	No Pets. Non Smoking property		
Entry Date	Sunday 03 September 2017	Viewing	By appointment

Sorry, deposit taken!

One Bedroom Properties

84 (2f4) Broughton Road	Rent: £585		
Floor	Second Floor	Council Tax Band	B £1,271.38
Location	Located in Broughton within 20 minutes walking distance of the city centre, this area has lots of cafes and pubs as well as a large supermarket. Good bus service taking you all		
Accommodation	Property comprises of hallway entrance, large lounge/kitchen with utility cupboard leading off it. Large double bedroom and bathroom with shower.		
Additional Features	Electric Heating, Fully furnished. Permit Parking.		
Restrictions	Non Smoking flat. No pets		
Entry Date	Monday 11 September 2017	Viewing	by appointment only

Sorry, deposit taken!

To View a Property

To view any available properties, please contact our office during normal opening hours, which are;
Monday - Friday, 10am - 4:30pm,
appointments can also be made for times outside of those hours.

By way of confirmation you are required to telephone the office at a prearranged time on the day of the viewing.
Failure to confirm your appointment will result in its cancellation.
Keyholders work to a strict time schedule; please ensure you are present outside the property at or before the appointed time, the viewer may leave the property if you are late.

Maps showing property locations are available from our website.
We do not provide transport to viewings. To assist you to make your own arrangements to attend each

To Reserve a Property

Allowing you time to complete your application, a property can be reserved for up to one week on receipt of a goodwill bond equivalent to the rent + Â£ 100. (NB deposits for HMO properties are equal to rent + Â£ 250.
This reserve bond will be deducted from the total money you will be due to pay when you move into the property.

In reserving the property, we will not allow others to view it but continue otherwise with marketing until a lease is signed. The names and contact details of any interested parties will be retained until entry is agreed.

If we consider your application does not meet our standards or the landlord withdraws from the proposed let; we shall refund all deposit monies received.

To Apply for a Property

You are required to complete a reference application form which will assist your prospective landlord determine your suitability for the proposed let.

It is essential that your application and supporting documentation is received by the advised deadline otherwise it may be rejected and the property offered to another applicant.

Before arranging to view a property, ensure your income is adequate to cover payment of the rent, council tax and utilities also noting any restrictions advised.

The monthly income required must exceed 2.5 times the rent for the property to be considered affordable.
(Students may be subject to different criteria)

Conditions of Lease

Unless otherwise agreed, our standard tenancies are subject to 'Short Assured Leases' with a minimum term of 6 months although 12 months is generally preferred. Periodic renewal is on a monthly basis.

Our normal conditions of let require payment of one month's rent in advance, due on the first rent day before entry and a deposit equivalent to one month's rent plus Â£ 100 or Â£ 250 for HMO properties.

It is a condition of let that tenants hold insurance adequate to protect their liability for their landlords possessions, for loss and accidental damage caused to furniture, fixtures, and fittings. We recommend you consider including insurance for your own possessions also.

By payment of an appropriate premium, tenants can be included in our nominated insurance scheme, the cost of which will be advised on request, alternatively before entry they must provide us with evidence of an equivalent current insurance certificate valid for the risk property.

Council Tax Bands

These figures are provided for guidance reasons only and tenants must satisfy themselves of their accuracy by contacting the local authority finance department:

Council Tax Band Including Water & Sewage

A	£1089.75
B	£1271.38
C	£1453.00
D	£1634.63
E	£2108.25
F	£2758.53
G	£3075.57
H	£3811.09