



## Two Bedroom Properties

<b>61a Broughton Street</b>		<b>Rent: £995</b>
Floor	Basement Flat	Council Tax Band D £1,634.63
Location	Located in the hustle and bustle of Broughton Street with its array of specialist shops, within walking distance of Princes Street, St James Centre, Omni Centre.	
Accommodation	Entrance hall, Lounge, two double bedrooms (one with fitted mirror wardrobe), kitchen/dining room bathroom with full suite including Jacuzzi bath and power shower, additional WC.	
Additional Features	Gas central heating, zoned residents parking	
Restrictions	Sorry, no smokers or pets	
Entry Date	Thursday 15 November 2018	Viewing by appointment only
<b>10/6 Blair Street</b>		<b>Rent: £950</b>
Floor	1st Floor	Council Tax Band D £1,634.63
Location	Located in the Old Town, just off the famous Grassmarket area, close proximity enough to walk anywhere central and near to pubs and shops and eateries..	
Accommodation	Comprising hallway entrance with ample storage leading to a large bright well planned living room/kitchen area with fitted units and appliances, two double bedroom/ study area and fitted wardrobes, bathroom with power shower.	
Additional Features	Secure entry, WMH, permit Parking, close to major bus routes.	
Restrictions	Non Smoking Flat	
Entry Date	Friday 03 November 2017	Viewing By appointment only
<b>5 /1 Powderhall Rigg</b>		<b>Rent: £875</b>
Floor	Ground Floor	Council Tax Band D £1,634.63
Location	Situated in Powderhall, near to neighbouring Broughton and Stockbridge.	
Accommodation	This fully furnished flat comprises of, spacious hallway entrance, 2 double bedrooms, one of which is ensuite. Bathroom with bath and shower. Lounge with wall mounted TV and fitted kitchen. Furbished to good standard. Factors look after grounds.	
Additional Features	GCH, Private Parking.	
Restrictions	Non smoking flat. No pets.	
Entry Date	Tuesday 01 November 2016	Viewing by appointment
<b>31/7 Sinclair Place</b>		<b>Rent: £795</b>
Floor	First Floor	Council Tax Band E £2,108.25
Location	Gorgie - Stunning modern development conveniently located to the West of the City Centre with excellent local amenities on hand. Excellent transport links to the Gyle	
Accommodation	Exceptionally well presented comprising hallway with great storage, bright lounge with dining area and French doors, immaculately fitted breakfasting kitchen, two double bedrooms, fully equipped bathroom with power shower	
Additional Features	Gas central heating, double glazing, private parking, terrific finish throughout.	
Restrictions	Sorry no smokers or students	
Entry Date	Friday 10 November 2017	Viewing By Appointment only

**Sorry, deposit taken!**

<b>4/5 Grandville</b>		<b>Rent: £750</b>	
Floor	Top floor	Council Tax Band	E £2,108.25
Location	Trinity - recently built close to Newhaven with views of the City, conveniently located on routes to Ocean Terminal with local bars, restaurants nearby		
Accommodation	Entrance hall leading to large bright sitting room with dining area, modern well fitted kitchen; two double bedrooms with fitted wardrobes, one with ensuite; full main bathroom suite both with high pressure shower; ample storage throughout		
Additional Features	WMH, DG, Private parking		
Restrictions	No Smokers/DSS/Pets		
Entry Date	Tuesday 24 October 2017	Viewing	By appointment

### One Bedroom Properties

<b>24/4 Barony Street</b>		<b>Rent: £850</b>	
Floor	First Floor	Council Tax Band	C £1,453.00
Location	Broughton - most popular and desirable area of the City allowing easy access to the City Centre, Leith and Stockbridge areas. Excellent local amenities and bus services are on Hallway, bright and spacious lounge with fully fitted kitchen and dining area, large double bedroom with storage, Shower room and wc, Excellent decor and furniture throughout.		
Accommodation	Property comprises hallway entrance, Storage Cupboard off hall, bathroom, double bedroom, study, Lounge with dining area and fitted kitchen.		
Additional Features	Gas central heating, permit parking, 12 month lease preferable		
Restrictions	Non smoking flat. No pets.		
Entry Date	Friday 03 November 2017	Viewing	By appointment only

<b>5 (MD) Laurel Terrace</b>		<b>Rent: £725</b>	
Floor	Main Door	Council Tax Band	D £1,634.63
Location	Spacious and well presented Victorian Terrace House located in Slateford.		
Accommodation	Property comprises hallway entrance, Storage Cupboard off hall, bathroom, double bedroom, study, Lounge with dining area and fitted kitchen.		
Additional Features	Property has private garden to the front of the property.		
Restrictions	No Pets. Non Smoking.		
Entry Date	Friday 10 November 2017	Viewing	By appointment only

<b>7/5 Allanfield</b>		<b>Rent: £650</b>	
Floor	First floor	Council Tax Band	C £1,453.00
Location	Located between Leith Walk and Easter Road, this property is a mere 15 minutes walk to the city centre and has an abundance of local shops, pubs and eateries on hand as well		
Accommodation	Lovely one bedroom property comprising, hallway entrance, lounge with dining area, fitted kitchen, hall storage, double bedroom with built in wardrobes. Bathroom. Fully Furnished.		
Additional Features	Electric Heating. Private Parking. Secure Entrance. Well kept communal stairwell.		
Restrictions	Non smoking property. No pets		
Entry Date	Thursday 19 October 2017	Viewing	by appointment only.

<b>18/11 Beaverhall Road</b>	<b>Rent: £630</b>		
Floor	Second Floor	Council Tax Band	C £1,453.00
Location	Located in Broughton, this immaculate property is well positioned near the New Town, a short walk away from the city centre and The Botanical Gardens.		
Accommodation	This refurbished one bedroom flat comprises hallway entrance, wc, lounge, double bedroom with shower room off it. Fully Furnished. GCH.		
	<b>Sorry, deposit taken!</b>		
Additional Features	Permit Parking. Flat refurbished.		
Restrictions	No Pets/Smokers 12 month lease preferred		
Entry Date	Monday 23 October 2017	Viewing	by appointment

<b>143/4 Broughton Road</b>	<b>Rent: £615</b>		
Floor	Basement	Council Tax Band	B £1,271.38
Location	Located in Broughton, in close proximity to the City Centre, Stockbridge and the Botanical Gardens. Supermarket and local shops nearby.		
Accommodation	Well presented basement flat comprising of hallway entrance, double bedroom, kitchen /lounge and bathroom with bath and shower. Fully furnished to good standard. Excellent decor. Shared well kept communal garden.		
Additional Features	GCH, Permit Parking.		
Restrictions	No DSS/Smokers/Pets		
Entry Date	Monday 20 November 2017	Viewing	By appointment

<b>48 (2f2) Broughton Road</b>	<b>Rent: £615</b>		
Floor	Second floor	Council Tax Band	B £1,271.38
Location	Broughton - popular residential area within easy reach of the City Centre, Stockbridge and Leith areas. All local amenities including excellent bus routes are on hand.		
Accommodation	Lovely flat comprising hallway, bright lounge with dining area, extremely well fitted and equipped kitchen, internal study room, double bedroom with fitted storage, Shower room with WC		
Additional Features	Recently renovated, Gas central heating, double glazing, ample zoned parking		
Restrictions	non smoking property, no pets		
Entry Date	Monday 30 October 2017	Viewing	By Appointment only

## 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