

# Broughton Property Management

<http://www.broughtonproperty.co.uk>

Thursday 29 June 2017



Residential List

Telephone: 0131 478 7222

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## Three Bedroom Properties

<b>47 (1f1) York Place</b>	<b>Rent: £2,000</b>		
Floor	First Floor	Council Tax Band	F £2,758.53
Location	Idyllic property opposite the Tram Terminal which runs directly from Edinburgh Airport. Princes Street is a short walk as is The Bus and Train Station.		
Accommodation	Beautiful Georgian Apartment comprises hallway entrance, dining kitchen, 3 double bedrooms and one of which is ensuite. Large Dining Lounge overlooking York Place. Property is beautifully decorated throughout and fully furnished. Ideal for commuters.		
Additional Features	GCH. Wifi included.		
Restrictions	no pets. non smoking home.		
Entry Date	Sunday 10 September 2017	Viewing	by appointment only

<b>1/2 West Pilton Green</b>	<b>Rent: £650</b>		
Floor	1st	Council Tax Band	B £1,271.38
Location	West Pilton - A popular residential area on North West Edinburgh. This area is close to the Western General and other major manufacturing concerns at Crewe Toll		
Accommodation	Freshly renovated and decorated this property comprises of a hallway with storage leading to a good sized lounge with fire place, large open newly fitted kitchen, three double bedrooms with fitted wardrobes and a bathroom c.w. shower.		
Additional Features	Electric Heating. On-street parking Non HMO		
Restrictions	pets by agreement		
Entry Date	Wednesday 21 June 2017	Viewing	By appointment

## Two Bedroom Properties

<b>59a Broughton Street</b>	<b>Rent: £950</b>		
Floor	Basement Flat	Council Tax Band	D £1,634.63
Location	Located in the sought after New Town area situated on Broughton Street with its hustle and bustle of quirky shops, pubs and eateries. Near to Tram Terminal and Waverley		
Accommodation	Property comprises, hallway entrance, 2 large double bedrooms, Spacious fitted kitchen with all new appliances, lounge and bathroom with shower. Fully furnished property with GCH. DG. Fully furnished to high spec. Must be viewed!		
Additional Features	Sought after EH1 Location, short walk to city centre. Permit Parking.		
Restrictions	Sorry, no smokers, no pets.		
Entry Date	Monday 03 July 2017	Viewing	By appointment

<b>127/10 Willowbrae Road</b>	<b>Rent: £850</b>		
Floor	First Floor	Council Tax Band	D £1,634.63
Location	Located in Willowbrae, close to Meadowbank Stadium and a short journey to the city centre. Lots of local amenities nearby.		
Accommodation	Well presented and nicely finished two double bedroom flat. Comprises hallway entrance, Lounge with Dining Area, Kitchen, 2 double bedrooms, one ensuite, bathroom. Secure Entry System. GCH. DG. Fully furnished to high spec. Must be viewed!		
Additional Features	Beautiful Rooftop Garden/Secure Underground Parking Space/Well maintained		
Restrictions	Smokers/Pets		
Entry Date	Thursday 20 July 2017	Viewing	by appointment only



61 - 63 Broughton Street, Edinburgh, EH1 3RJ

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**4 (2f4) Canonmills****Rent: £725**

Floor	Second floor	Council Tax Band	C £1,453.00
Location	Canonmills - highly desirable area within easy reach of the City Centre and Stockbridge. All local amenities are on hand including an excellent bus service to all parts of the City		
Accommodation	Lovely top floor flat comprising hallway, lounge with gas fire, fully fitted and equipped kitchen, large double bedroom, single bedroom/study, shower room, WC with WHB.		
	<b>Sorry, deposit taken!</b>		
Additional Features	GCH, DG, zoned parking		
Restrictions	Sorry no smokers, pets,		
Entry Date	Monday 04 July 2016	Viewing	By appointment

## 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