

Broughton Property Management

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

Sunday 05 February 2012



Residential List

Telephone: 0131 478 7222

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Six Bedroom Properties

| | | | |
|-------------------------|---|---------------------|---------------------|
| 76 Pilrig Street | | Rent: £1,800 | |
| Floor | Main door | Council Tax Band | X £0.00 |
| Location | Pilrig Street, convenient for Leith and Ocean Terminal, with easy access to the City Centre and surrounds. | | |
| Accommodation | Lovely, large main door house on two floors. 6 large double bedrooms, huge sitting room with bay window, dining room, fully fitted kitchen, two bathrooms with shower and WC. Lots of storage. Front and back garden. HMO Licence for 10 people | | |
| Additional Features | GCH, freshly painted, front and back garden | | |
| Restrictions | Sorry no pets or benefit claimants | | |
| Entry Date | Tuesday 07 February 2012 | Viewing | By Appointment only |

Four Bedroom Properties

| | | | |
|-----------------------------------|--|---------------------|---------------------|
| 106 (3f2) Polworth Gardens | | Rent: £1,100 | |
| Floor | Third Floor | Council Tax Band | E £1,909.81 |
| Location | Polwarth is close to many shops/supermarkets, bars/restaurants and Fountainbridge cinema complex, also a close bus ride to the city centre | | |
| Accommodation | Large four bed top floor HMO flat comprising entrance hall/vestibule, two very large double bedrooms, two good size double bedrooms, a study, large storage room, fully fitted kitchen, sitting room with dining area, bathroom with shower and WC | | |
| Additional Features | GCH, zoned parking, HMO licenced | | |
| Restrictions | Sorry no smokers or pets | | |
| Entry Date | Friday 03 February 2012 | Viewing | By Appointment only |

Three Bedroom Properties

| | | | |
|-------------------------|--|-------------------|---------------------|
| 24 Collier Place | | Rent: £820 | |
| Floor | Main Door | Council Tax Band | D £1,562.57 |
| Location | Niddrie - Bright modern safe pedestrianised development with open aspects and forming part of PARC and ALMO redevelopment of the Wauchope's lands | | |
| Accommodation | Open plan family home with main door access to kitchen, dining area, lower bathroom and bedroom. Upper levels access living room, bedrooms and shower room. This bright modern house is close to schools and Kinnaird shopping development | | |
| Additional Features | DG, GCH, Parking, pets allowed | | |
| Restrictions | Sorry no smokers, students | | |
| Entry Date | Friday 30 December 2011 | Viewing | By appointment only |

| | | | |
|-----------------------------|---|-------------------|----------------|
| 12 Queens Park Court | | Rent: £675 | |
| Floor | 2nd Floor flat | Council Tax Band | C £1,388.95 |
| Location | Meadowbank - highly desirable area within minutes walking distance of Holyrood Park and the new Scottish Parliament. Access to the City Centre and Leith areas are also | | |
| Accommodation | Hallway with storage, bright spacious lounge, immaculate breakfasting kitchen with integrated appliances, fully fitted bathroom, three double bedrooms with excellent storage, bathroom with shower and wc. NON HMO COMPLIANT | | |
| Additional Features | Free on-street parking, double glazing, laminate wood flooring. Balcony, wonderful | | |
| Restrictions | NO smokers, pets or Students | | |
| Entry Date | Friday 17 February 2012 | Viewing | By Appointment |



61 - 63 Broughton Street, Edinburgh, EH1 3RJ

Tel. 0131 478 7222 - Fax. 0131 478 7227



Two Bedroom Properties

| | | | |
|------------------------------|---|-------------------|---------------------------------|
| 5/6 Allanfield Place | | Rent: £700 | |
| Floor | first | Council Tax Band | D £1,562.57 |
| Location | Allanfield Place (EH7) - a new development off Leith Walk and within 5 mins walk of the city centre. First class local amenities including bars, restaurants and leisure facilities are | | |
| Accommodation | Bright and spacious comprising entrance hall leading to living room and well fitted kitchen with appliances, master double bedroom with ensuite and 2nd double bedroom, main bathroom with shower and WC | | |
| Additional Features | Private parking, GCH, DG, Balcony, Gym available with flat | | |
| Restrictions | Sorry no smokers, pets, students or dss | | |
| Entry Date | Wednesday 08 February | Viewing | By Appointment only |
| Sorry, deposit taken! | | | |
| 3/1 Appin Street | | Rent: £675 | |
| Floor | Ground Floor Apartment | Council Tax Band | D £1,562.57 |
| Location | Slateford - exclusive modern and factored block within easy reach of the City Centre and offering great access to the West Side of the town. First class bus service and local | | |
| Accommodation | Exceptionally well presented comprising hallway with storage, lounge with dining area and French doors, immaculately fitted kitchen, double bedroom with fitted storage, double bedroom with fitted storage, full bathroom suite with power shower. | | |
| Additional Features | New flooring through out, Gas central heating, double glazing, private parking. | | |
| Restrictions | Sorry, no pets or smokers. Mature students only | | |
| Entry Date | Wednesday 11 January 2012 | Viewing | By appointment, 24 hours notice |
| Sorry, deposit taken! | | | |
| 4/10 Morrison Circus | | Rent: £675 | |
| Floor | Third floor | Council Tax Band | E £1,909.81 |
| Location | Haymarket, a superb location in the heart of the City. All local amenities are on hand with Princes Street only a short walk from the property. | | |
| Accommodation | Top floor apartment in a modern development comprising of Hall, living room, two double bedrooms, fully fitted kitchen, bathroom with shower and wc, electric white meter heating, private parking space is negotiable | | |
| Additional Features | Double glazing, electric heating, prt parking available by negotiation | | |
| Restrictions | Sorry no smokers, pets or dss | | |
| Entry Date | Friday 10 February 2012 | Viewing | By appointment only |
| 108/3 Willowbrae Road | | Rent: £650 | |
| Floor | First Floor | Council Tax Band | D £1,562.57 |
| Location | An exceptional modern development located in most popular and highly desirable area within easy reach of Leith and East Side areas. Excellent local amenities on hand. Easy | | |
| Accommodation | Comprising bright sitting room, well-fitted kitchen with integrated appliances, 2 double bedrooms (1 en-suite) with fitted mirror wardrobes, entrance hall with storage cupboard, and bathroom/WC. | | |
| Additional Features | Gas central heating, double glazing, LW flooring, ample free parking available. | | |
| Restrictions | Sorry no smokers, pets, children, students | | |
| Entry Date | Friday 20 January 2012 | Viewing | By Appointment |

| | | | |
|--------------------------------|---|------------------|-------------------------|
| 11 (3f1) Roseburn Place | Rent: £650 | | |
| Floor | Third Floor | Council Tax Band | C £1,388.95 |
| Location | Murrayfield, a popular residential area approx 10 minutes to the Centre by bus and offers excellent transport routes to all parts of the City. Convenient for local shops, bars and | | |
| Accommodation | Spacious top floor traditional flat with bright airy outlook. Hall, lounge, two double bedrooms, modern fitted kitchen and modern bathroom with shower. | | |
| | Sorry, deposit taken! | | |
| Additional Features | New furnishings. Gas central heating. Double glazing. Security entry. On street | | |
| Restrictions | No smokers, pets, children, HB or students | | |
| Entry Date | Tuesday 24 January 2012 | Viewing | Strictly by appointment |

| | | | |
|--------------------------------|---|------------------|----------------|
| 29/8 Springfield Street | Rent: £650 | | |
| Floor | Second Floor | Council Tax Band | E £1,909.81 |
| Location | An exclusive development conveniently situated off Leith Walk, offering easy access to the City Centre and Ocean Terminal with excellent local amenities on hand. | | |
| Accommodation | Entrance hall with storage accommodation, bright, spacious sitting room, good-sized kitchen diner with integrated appliances, master bedroom with en-suite shower, second bedroom currently single, bathroom/shower/WC. | | |
| Additional Features | GCH, DG, private residents parking. | | |
| Restrictions | Sorry, no students, smokers or pets. Mature students only | | |
| Entry Date | Wednesday 29 February | Viewing | By appointment |

| | | | |
|-----------------------------|---|------------------|---------------------|
| 12 (3F1) Iona Street | Rent: £595 | | |
| Floor | Third Floor Flat | Council Tax Band | B £1,215.33 |
| Location | A popular residential area just off Leith Walk, convenient for all local amenities and within easy reach of the City Centre and Ocean Terminal by bus | | |
| Accommodation | Entrance hall with shelved storage cupboard, bright sitting room with open fireplace, nicely fitted kitchen, two good-sized double bedrooms & bathroom with shower. | | |
| | Sorry, deposit taken! | | |
| Additional Features | Sanded flooring, gas central heating, part double glazing, on-street parking, fresh | | |
| Restrictions | Sorry, no smokers or pets. mature students only | | |
| Entry Date | Friday 24 February 2012 | Viewing | By appointment only |

| | | | |
|-------------------------------|---|------------------|---------------------|
| 55/5 North Fort Street | Rent: £595 | | |
| Floor | Second Floor | Council Tax Band | B £1,215.33 |
| Location | Newhaven - a traditional property in Newhaven Village. Located close to the Scottish Office and Britannia with convenient access to Leith, Ocean Terminal, nearby bars, | | |
| Accommodation | Comprises bright sitting room, new f/f and equipped kitchen with integrated appliances, two double bedrooms, entrance hall with storage, new bathroom with shower & WC | | |
| Additional Features | GCH, DG, newly decorated, free parking | | |
| Restrictions | Sorry no smokers, pets or benefit claimants | | |
| Entry Date | Friday 03 February 2012 | Viewing | By Appointment only |

| | | | |
|--------------------------------|---|------------------------------|---------------------|
| 44 (3f1) Brunswick Road | Rent: £575 | | |
| Floor | Third Floor | Council Tax Band B £1,215.33 | |
| Location | Off Easter Road - within easy reach of the City Centre, Omni development and Scottish Executive. Excellent local amenities including bus service and leisure facilities are on | | |
| Accommodation | Exceptionally well presented comprising hallway with storage, lounge with dining area, very well fitted and equipped kitchen, two double bedrooms with storage, fully fitted bathroom with electric power shower. | | |
| Additional Features | Gas central heating, double glazing, on-street parking available. | | |
| Restrictions | Sorry no smokers or pets | | |
| Entry Date | Friday 03 February 2012 | Viewing | By Appointment only |

| | | | |
|--------------------------|--|------------------------------|---------------------|
| 12/1 Cadiz Street | Rent: £550 | | |
| Floor | Ground | Council Tax Band C £1,388.95 | |
| Location | Leith - most popular residential area within easy reach of the City Centre, Scottish Parliament and Ocean Terminal development. The property is part of a factored block | | |
| Accommodation | Comprising sitting room with dining recess, kitchen with gas oven and hob, washer/dryer, fridge/freezer and microwave, two double bedrooms and bathroom with shower. | | |
| | Sorry, deposit taken! | | |
| Additional Features | Gas central heating, double glazing, excellent decor and furnishings. | | |
| Restrictions | Sorry no smokers, pets or children | | |
| Entry Date | Tuesday 31 January 2012 | Viewing | By Appointment only |

| | | | |
|---------------------|--|------------------------------|---------------------|
| 153 Eskhill | Rent: £550 | | |
| Floor | Main door | Council Tax Band C £1,388.95 | |
| Location | A great development located in most popular and highly desirable area within easy reach of city bypass, excellent local amenities on hand, easy access in and out of town | | |
| Accommodation | Lovely two bedroom main door flat with all mod cons, two double bedrooms with storage, sitting room, kitchen, back garden lovely views over the Pentlands, please note unfurnished | | |
| Additional Features | Double glazing, GCH, front and back gardens, garage | | |
| Restrictions | Sorry, no smokers | | |
| Entry Date | Wednesday 29 February | Viewing | By appointment only |

| | | | |
|---------------------------|--|------------------------------|----------------|
| 32 E Telford Drive | Rent: £550 | | |
| Floor | Third Floor | Council Tax Band A £1,041.71 | |
| Location | Crewe - Popular residential area to the North West of the City Centre, ideally placed for commercial, educational, public transport and leisure facilities. The city centre is only 15 | | |
| Accommodation | Exceptionally well presented comprising hallway with storage, bright lounge, extremely well fitted and equipped kitchen, two large double bedrooms, bathroom with shower, balcony of kitchen | | |
| Additional Features | Gas central heating, double glazing, balcony, free parking | | |
| Restrictions | Sorry, no benefit claimants | | |
| Entry Date | Wednesday 22 February | Viewing | By appointment |

One Bedroom Properties

| | | | |
|--------------------------------|---|-------------------|----------------------------------|
| 42/3 Brunswick Street | | Rent: £575 | |
| Floor | First Floor Flat | Council Tax Band | C £1,388.95 |
| Location | Hillside - most attractive and popular location within easy reach of the City Centre, Scottish Parliament and Ocean Terminal developments. Excellent bus service is also on | | |
| Accommodation | Immaculately presented flat featuring hallway with excellent storage, bright spacious lounge with box room, fully fitted kitchen with dining area and utility room off, fully fitted bathroom with shower and WC, bright and spacious double bedroom. | | |
| Additional Features | GCH, stripped flooring, completely redecorated, zoned parking | | |
| Restrictions | Sorry no smokers, pets or benefit claimants | | |
| Entry Date | Friday 27 January 2012 | Viewing | By appointment only |
| 51/8 Marionville Road | | Rent: £550 | |
| Floor | Third Floor | Council Tax Band | B £1,215.33 |
| Location | Meadowbank - popular residential area close to City Centre and Holyrood Park. Excellent local amenities on hand, including the stadium and retail park | | |
| Accommodation | Exceptionally well presented and proportioned. comprising hall, bright lounge with dining area, utility room, internal study, newly fitted kitchen, double bedroom with storage, bathroom with shower and WC | | |
| Additional Features | GCH, DG, free parking, great views to Arthur's seat | | |
| Restrictions | Sorry no smokers, pets, children or students | | |
| Entry Date | Friday 04 March 2011 | Viewing | By appointment only |
| 36/6 Balfour Street | | Rent: £525 | |
| Floor | First Floor Flat | Council Tax Band | B £1,215.33 |
| Location | Beautifully presented flat within easy reach of the City Centre and Leith | | |
| Accommodation | Newly upgraded flat comprising, hall, lounge with dining area, fully fitted kitchen, shower room and separate wc, Large double bedroom with fitted wardrobes | | |
| Additional Features | Gch, double glazing, security entry, free parking | | |
| Restrictions | Sorry, no students, pets or benefit claimants | | |
| Entry Date | Monday 20 February 2012 | Viewing | By appointment only 24hrs notice |
| 5 (3f2) Wheatfield Road | | Rent: £500 | |
| Floor | Third floor | Council Tax Band | B £1,215.33 |
| Location | In a popular residential area on the west side of Edinburgh, convenient for the Gyle and Napier University, as well as offering easy access to the city centre by bus. | | |
| Accommodation | Entrance hall with adequate storage, bright spacious lounge area with newly fitted kitchen area off c.w. white goods, double bedroom with built in storage, large study room, shower room electric shower and WC. | | |
| Additional Features | Free on-street parking, DG, stripped floors, freshly painted, GCH. | | |
| Restrictions | No pets, smokers, mature students only | | |
| Entry Date | Thursday 08 March 2012 | Viewing | Viewings from 5th Feb 2012 |

| | | | |
|-----------------------------|---|------------------|---------------------|
| 25/9 Stewart Terrace | Rent: £475 | | |
| Floor | Second | Council Tax Band | B £1,215.33 |
| Location | Gorgie - old style property conveniently located to the West of the City Centre with excellent local amenities on hand. Excellent transport links to the Gyle development are | | |
| Accommodation | Bright flat comprising hallway, lounge with dining area, fully fitted kitchen, utility room with storage, bright double bedroom with storage, shower room and separate WC | | |
| Additional Features | Gas central heating, ample free parking available | | |
| Restrictions | Sorry no smokers, pets, benefit claimants | | |
| Entry Date | Monday 20 February 2012 | Viewing | By appointment only |

| | | | |
|-------------------------------|--|------------------|----------------|
| 141 (1F3) Granton Road | Rent: £450 | | |
| Floor | 1st Floor | Council Tax Band | A £1,041.71 |
| Location | Granton, close to local amenities and situated in a popular area, offering easy access to Leith, Ocean Terminal and its waterfront, the west side of the city on a main bus route to | | |
| Accommodation | Entrance hall, bright comfortable sitting room/dining area with open-plan, well-fitted and equipped kitchen, double bedroom, sofa bed in sitting room, shower room and separate WC. Gas fire and electric heating. | | |
| Additional Features | Gas heating, DG, on-street parking | | |
| Restrictions | No smokers or pets | | |
| Entry Date | Monday 20 February 2012 | Viewing | By appointment |

| | | | |
|-------------------------------|--|------------------|----------------|
| 143 (3F4) Granton Road | Rent: £450 | | |
| Floor | Third Floor Flat | Council Tax Band | B £1,215.33 |
| Location | Granton - popular residential area to the North of the City providing convenient access to the Leith Area and the West of the City. Excellent local amenities are on hand. | | |
| Accommodation | Exceptionally well presented comprising hallway with storage, bright lounge with excellent views, luxury fitted kitchen recess, large double bedroom, stylish WC and separate shower room. | | |
| Additional Features | Electric heating, double glazing, great views, on street parking available. | | |
| Restrictions | Sorry, no pets or benefit claimants. | | |
| Entry Date | Wednesday 07 December | Viewing | By appointment |

Sorry, deposit taken!

| | | | |
|--------------------------------|---|------------------|---------------------|
| 15 (3f2) Cathcart Place | Rent: £450 | | |
| Floor | 3rd Floor flat | Council Tax Band | B £1,215.33 |
| Location | Dalry - excellent central location providing convenient access to the city centre as well as the west side of Edinburgh including the Gyle development, Great local amenities and | | |
| Accommodation | Comprising hallway, bright nicely decorated and fitted lounge with first-rate fitted kitchen inc. appliances in recess, large double bedroom, shower room & separate WC. | | |
| Additional Features | GCH, double glazing, new flooring, newly painted | | |
| Restrictions | Sorry no pets, dds or smokers | | |
| Entry Date | Friday 03 February 2012 | Viewing | By appointment only |

5/11 White Park**Rent: £445**

| | | | | |
|---------------------|--|------------------|---------------------|-----------|
| Floor | Third floor | Council Tax Band | A | £1,041.71 |
| Location | In a popular residential area on the west side of Edinburgh, convenient for the Gyle and Napier University, as well as offering easy access to the city centre by bus. | | | |
| Accommodation | Lovely top floor studio flat, with fully fitted kitchen, Platform bed with study area below, sitting room, shower room with wc, good storage space | | | |
| Additional Features | Electric heating, DG, Prt Parking | | | |
| Restrictions | Sorry no smokers or pets | | | |
| Entry Date | Monday 06 February 2012 | Viewing | By Appointment only | |

To View a Property

To view any of the properties, please contact the office during normal opening hours: Monday - Friday, 10am - 4:30pm.

By way of confirmation you are required to telephone the office at a prearranged time on the day of the viewing.

Please note failure to confirm the 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.

It is contrary to NAEA recommendations to provide transport to viewings; you are therefore required to make your own arrangements to attend each appointment.

To Reserve a Property

A property will be reserved for one week on payment of a reserve deposit; the minimum being £200 (otherwise at least 50% of the monthly rent). This will be deducted from the total money you will be due to pay when you move into the property. It is important to note that if you decide not to rent the property for any reason or provide misleading or false information resulting in your reference being declined; the reserve deposit paid will not be refunded, compensating for losses incurred.

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.

This reserve payment does not constitute a rent or contribute to the reference fee which is charged additionally.

To Apply for a Property

You will be required to complete a reference application form and pay a one-off fee in respect of the referencing company's costs. The charge for this is £80 inc VAT per application. We regret that because these are administrative fees, charged to us, we are unable to consider refunds. Payment of this fee is required before submission of the application and is additional to any deposit sums.

Benefits claimants will only be considered when specifically stated in the property particulars.

Conditions of Lease

Unless otherwise agreed; our standard 'Short Assured Leases' are offered initially for six-month periods, this may be renewable on an on-going two-monthly basis.

Our normal requirements are: payment of one month's rent (that falls on the first rent day); and a deposit equivalent to one month's rent plus £100 (to be paid on or before the date of entry).

In the case of unfurnished or part-furnished properties; the amount of deposit required may be negotiable, this should be discussed with a member of staff.

It is a condition of all our lets that tenants hold insurance adequate to protect personal possessions and accidental damage caused by the tenant to the furniture; fixtures; and fittings. Tenants must pay the

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 | £1041.71 |
| B | £1215.33 |
| C | £1388.95 |
| D | £1562.57 |
| E | £1909.81 |
| F | £2257.05 |
| G | £2604.28 |
| H | £3125.14 |