

# Broughton Property Management

http://www.broughtonproperty.co.uk

Monday 06 September 2010



Residential List

Telephone: 0131 478 7222

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## Three Bedroom Properties

<b>21 Barony Terrace</b>	<b>Rent: £1,200</b>		
Floor	Semi-detached House	Council Tax Band	F £2,257.05
Location	Corstorphine - located close to local shops, schools, main bus route into City Centre. Convenient for Edinburgh Park, Gyle Centre, Stevenson College and Napier University		
Accommodation	Entrance hall, lounge, substantial, fully fitted kitchen/diner, utility room, large master bedroom downstairs, 2 further double bedrooms upstairs and a single/study room, bathroom with shower, downstairs wc and shower room. Large enclosed rear garden		
Additional Features	Newly refurbished , GCH, DG, private off street parking		
Restrictions	Sorry no smokers, cats or dss		
Entry Date	Tuesday 07 September 2010	Viewing	By appointment only

<b>26/6 Fettes Row</b>	<b>Rent: £950</b>		
Floor	Ground Floor Flat	Council Tax Band	F £2,257.05
Location	New Town - A most desirable and prestigious area within walking distance of Princes Street and Stockbridge with excellent local shops and amenities on hand		
Accommodation	Bright spacious well presented flat in modern development comprising hallway with ample storage, bright open lounge with dining area, fitted well equipped kitchen, three large double bedrooms, two bathrooms, two main bedrooms with en-suite shower		
Additional Features	Gas central heating, double glazing, private parking. HMO compliant.		
Restrictions	Sorry, no pets, would suit professionals or students.		
Entry Date	Thursday 09 September	Viewing	By appointment only

<b>15 (1FR) Granton Road</b>	<b>Rent: £695</b>		
Floor	First floor	Council Tax Band	E £1,909.81
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 proportioned comprising hallway with storage, lounge, fully fitted and equipped kitchen, two large double bedrooms with storage third main bed room ensuite shower room, fully fitted bathroom suite with second shower.Views to Fife		
Additional Features	Gas central heating,traditional windows,wooden flooring, ample free parking available		
Restrictions	Sorry no smokers, pets or students, NON hmo compliant		
Entry Date	Wednesday 29 September	Viewing	By Appointment only

## Two Bedroom Properties

<b>45/3 East Claremont Street</b>	<b>Rent: £850</b>		
Floor	Second floor	Council Tax Band	E £1,909.81
Location	New Town - highly desirable residential area within easy reach of the City Centre and Stockbridge areas with all local amenities on hand.		
Accommodation	Freshly renovated and decorated this property comprises of a hallway leading to a large sized lounge with fire place, fully fitted breakfast kitchen, two double bedrooms main bedroom with ensuite shower room, two bathrooms with shower and wc.		
Additional Features	Sanded flooring, gas central heating, fresh decor, zoned on-street parking,views to		
Restrictions	Sorry no smokers,pets,children or students		
Entry Date	Thursday 16 September	Viewing	By Appointment only



61 - 63 Broughton Street, Edinburgh, EH1 3RJ  
Tel. 0131 478 7222 - Fax. 0131 478 7227



<b>35/8 Rodney Street</b>	<b>Rent: £810</b>		
Floor	Second Floor	Council Tax Band	E £1,909.81
Location	Canonmills - Spectacular development of school in highly sought after location within easy reach of the City Centre, Stockbridge and Leith with shops, public transport and		
Accommodation	Bright spacious flat through hallway with storage, to attractive open plan sitting room with dining area and fully equipped kitchen. Two large double bedrooms with built in wardrobes, one en suite, main bathroom with shower and wc		
Additional Features	The property benefits from, GCH, DG, solid wood flooring and secure allocated		
Restrictions	Sorry, no pets, students or smokers		
Entry Date	Thursday 23 September	Viewing	By appointment with 24hs notice

<b>69 (3f2) Broughton Street</b>	<b>Rent: £800</b>		
Floor	Third floor	Council Tax Band	D £1,562.57
Location	Broughton - most popular and highly sought after area within easy reach of the City Centre and Stockbridge areas. First class local amenities including the OMNI		
Accommodation	Lovely flat comprising of hallway with storage, large bright lounge with bay window, fitted and equipped kitchen diner, two spacious double bedrooms, bathroom with shower and wc		
Additional Features	Gch, stripped floors, many period features,zoned parking		
Restrictions	Sorry no smokers, or Dss		
Entry Date	Tuesday 14 September 2010	Viewing	By appointment only

<b>24 (3f3) Roseburn Terrace</b>	<b>Rent: £775</b>		
Floor	Third Floor	Council Tax Band	C £1,388.95
Location	Traditional tenement building in an excellent central location, within easy walking distance of the city centre		
Accommodation	Large Entrance hall with storage, Large sitting room with open fire, well-fitted kitchen, two double bedrooms one with ensuite shower room, main bathroom with shower and wc		
Additional Features	Gas central heating, sanded flooring, residents zoned parking		
Restrictions	Sorry no smokers, pets, children, students		
Entry Date	Tuesday 31 August 2010	Viewing	24 hrs notice by appointment only

<b>1a East Broughton Place</b>	<b>Rent: £700</b>		
Floor	Ground floor	Council Tax Band	D £1,562.57
Location	Traditional tenement building in New town/Central in an excellent location, just off Broughton Street and within easy walking distance of the city centre		
Accommodation	Main door flat with entrance hall, comfortable sitting room, well-fitted modern kitchen, two double bedrooms, shower room and wc		
Additional Features	Gas central heating, sanded flooring, residents zoned parking		
Restrictions	Sorry no smokers, pets, children or students		
Entry Date	Thursday 30 September	Viewing	24 hrs notice by appointment

<b>2/15 Sheriff Brae</b>	<b>Rent: £695</b>		
Floor	2nd Floor	Council Tax Band	E £1,909.81
Location	Leith (The Shore) - This superior apartment is in a highly desirable and most sought after area with excellent local amenities and leisure facilities with the Ocean Terminal and Beautifully appointed, modern apartment comprising: Hall, lounge with Juliet balcony open plan to modern, fully equipped kitchen, 2 double bedrooms with master having garden view, second bathroom with shower.		
Accommodation	Beautifully appointed, modern apartment comprising: Hall, lounge with Juliet balcony open plan to modern, fully equipped kitchen, 2 double bedrooms with master having garden view, second bathroom with shower.		
Additional Features	Gas central heating. Double glazing. Security entry. Designated parking space within		
Restrictions	No smokers, DSS & students		
Entry Date	Wednesday 11 August 2010	Viewing	By Appointments

<b>29/8 Springfield Street</b>	<b>Rent: £695</b>		
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	Thursday 07 October 2010	Viewing	By appointment

<b>3/1 Bellevue Place</b>	<b>Rent: £695</b>		
Floor	Basement	Council Tax Band	C £1,388.95
Location	New Town - highly desirable residential area within easy reach of the City Centre and Stockbridge areas with all local amenities on hand.		
Accommodation	Spacious basement flat comprising hallway leading to, large lounge/dining area, well fitted and fully equipped kitchen with access to garden, dble bedroom with storage, second bedroom, bathroom with shower.		
Additional Features	gch, private parking, rear garden		
Restrictions	Sorry no smokers, pets or students		
Entry Date	Thursday 16 September	Viewing	By appointment

<b>6/4 Allanfield Place</b>	<b>Rent: £695</b>		
Floor	First Floor	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 wc		
Additional Features	Private parking, GCH, DG, Gym available with flat		
Restrictions	Sorry no smokers, pets		
Entry Date	Thursday 09 September	Viewing	By Appointment only

<b>5/5 Tytler Court</b>	<b>Rent: £625</b>		
Floor	Second floor	Council Tax Band	E £1,909.81
Location	Abbeyhill - exceptional modern development located in most popular and highly desirable area within easy reach of the new Scottish Parliament and City Centre.		
Accommodation	Entrance hall, with storage, comfortable sitting room, well-equipped & fitted kitchen/diner, bathroom/shower/wc, two double bedrooms with fitted wardrobes		
	<b>Sorry, deposit taken!</b>		
Additional Features	Double-glazing, gas central heating, laminate flooring, private parking		
Restrictions	Sorry no smokers or pets		
Entry Date	Tuesday 07 September 2010	Viewing	By appointment only

<b>6/9 Hawthornden Place</b>	<b>Rent: £600</b>		
Floor	Second Floor	Council Tax Band	D £1,562.57
Location	This is a quiet, well-maintained residential development off Spey Terrace and adjacent to Pilrig Park. Leith Walk has all amenities and an excellent public transport system to all		
Accommodation	Entrance hall with storage, sitting room with dining area off, well fitted kitchen and appliances, double bedroom with fitted mirror wardrobe, second double bedroom, bath/shower/WC		
Additional Features	Freshly decorated, carpeted & furnished, electric storage heating, allocated residents'		
Restrictions	Sorry no smokers, pets, students, children		
Entry Date	Thursday 30 September	Viewing	By appointment only

<b>2 (3f1) Piershill Terrace</b>	<b>Rent: £595</b>		
Floor	Third floor	Council Tax Band	C £1,388.95
Location	Old Style tenement located in most popular and highly desirable area within easy reach of Leith and East Side areas. Excellent local amenities on hand. Easy access in and out		
Accommodation	Well presented comprising hallway with storage, large bright and spacious lounge with bay window, well fitted and equipped kitchen, two double bedrooms, bathroom with power shower		
	<b>Sorry, deposit taken!</b>		
Additional Features	Gas central heating, sanded flooring, ample free parking available		
Restrictions	Sorry no smokers, students or DSS		
Entry Date	Sunday 12 September 2010	Viewing	By Appointment only

<b>4/3 Prestonfield Terrace</b>	<b>Rent: £595</b>		
Floor	First Floor	Council Tax Band	B £1,215.33
Location	Spacious flat located in popular area within easy reach of Edinburgh University, The Royal Infirmary as well as the City Centre. Excellent local amenities on hand.		
Accommodation	First floor flat offering spacious accommodation: Hall, lounge, fitted kitchen, two double bedroom both with fitted wardrobes and bathroom with electric shower.		
	<b>Sorry, deposit taken!</b>		
Additional Features	Gas central heating. Double glazing. On street parking		
Restrictions	No restrictions		
Entry Date	Monday 09 August 2010	Viewing	By Appointment

<b>4/6 Granton Medway</b>	<b>Rent: £550</b>		
Floor	Third Floor	Council Tax Band	A £1,041.71
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	Well presented flat comprising of large hallway with storage, bright lounge, equipped kitchen, two double bedrooms, bathroom with shower and wc		
Additional Features	Double glazing, ample free parking available		
Restrictions	Sorry no smokers,pets,children or Dss		
Entry Date	Tuesday 07 September 2010	Viewing	By appointment only

<b>55/2 Elbe Street</b>	<b>Rent: £545</b>		
Floor	Second floor flat	Council Tax Band	B £1,215.33
Location	Leith - the vibrant developing port for Edinburgh, in close proximity to bars, restaurants at The Shore and convenient for access to the City, Ocean Terminal and the Scottish		
Accommodation	Comprises entrance hall leading to bright sitting room with dining recess, fitted kitchen c.w. appliances and pantry, two double bedrooms and a shower room/WC.		
	<b>Sorry, deposit taken!</b>		
Additional Features	Gas heating, sanded flooring, free on-street parking, newly painted		
Restrictions	sorry no smokers		
Entry Date	Tuesday 07 September 2010	Viewing	By appointment

<b>67 Lochend Road</b>	<b>Rent: £540</b>		
Floor	Main door	Council Tax Band	C £1,388.95
Location	Located in an extremely popular area within easy walking distance of the City Centre and Leith walk area. Ideally located for access to local amenities such as the ocean terminal.		
Accommodation	Main Door Flat,well presented comprising of hallway with storage, bright lounge with dining area, well fitted and equipped kitchen,double bedroom, second single bedroom, bathroom with WC and Shower.Front garden to flat		
Additional Features	Gas central heating, wooden flooring,front garden, Main door, front garden		
Restrictions	Sorry no smokers		
Entry Date	Tuesday 05 October 2010	Viewing	By Appointment only

<b>70/3 Longstone Street</b>	<b>Rent: £525</b>		
Floor	First Floor Flat	Council Tax Band	B £1,215.33
Location	Longstone - popular area located to the west of the City. Excellent local amenities including supermarkets, schools and first class bus service are on hand. Convenient for		
Accommodation	Extremely well presented comprising hallway with storage, bright lounge with dining area, fitted kitchen, two large double bedrooms with good storage,newly renovated bathroom with shower. Contemporary finish throughout.		
Additional Features	GCH, DG, recently renovated, private (non allocated) parking available.		
Restrictions	Sorry, no pets, smokers or HB claimants.		
Entry Date	Sunday 25 July 2010	Viewing	By appointment.

<b>86 Vexhim Park</b>	<b>Rent: £525</b>		
Floor	Ground	Council Tax Band	C £1,388.95
Location	Duddingston - close proximity to the city bypass and easy access to city centre. Within easy reach of shopping and leisure facilities Fort Kinnaird.		
Accommodation	Entrance vestibule, bright sitting room, separate kitchen off. Stairs leading up to two double bedroom and bathroom with shower,back garden		
	<b>Sorry, deposit taken!</b>		
Additional Features	Private parking, double glazing, GCH, laminate wood flooring. decorated to a high		
Restrictions	Sorry no smokers,pets,children or students		
Entry Date	Sunday 12 September 2010	Viewing	By Appointment only

### One Bedroom Properties

<b>95/6 Broughton Street</b>	<b>Rent: £650</b>		
Floor	Third floor	Council Tax Band	D £1,562.57
Location	New Town - most popular and highly sought after area within easy reach of the City Centre and Stockbridge areas. First class local amenities including the OMNI		
Accommodation	Entrance hall with storage space, large bright sitting room, double bedroom with storage, fully fitted bathroom with shower and large fully fitted kitchen with large dining area.		
	<b>Sorry, deposit taken!</b>		
Additional Features	Gas central heating, sanded flooring, zoned parking available		
Restrictions	Sorry no smokers,pets,children,students		
Entry Date	Wednesday 15 September	Viewing	By Appointment only

<b>19 Maryfield Place</b>	<b>Rent: £575</b>		
Floor	Main door property	Council Tax Band	B £1,215.33
Location	Bright main door furnished flat situated within the popular colony properties, off London Road, a quiet residential area within walking distance of the city centre.		
Accommodation	The property has been refurbished to an extremely high standard and comprises entrance hall, comfortable sitting room with exceptionally well-equipped and fitted kitchen of a high quality, double bedroom, fully fitted shower room/WC.		
	<b>Sorry, deposit taken!</b>		
Additional Features	Double glazing. Gas central heating, LW flooring, private front garden.		
Restrictions	no smokers, pets or students.		
Entry Date	Tuesday 14 September 2010	Viewing	24 hrs by appointment.

<b>6/6 Sandport Way</b>	<b>Rent: £575</b>		
Floor	1st Floor	Council Tax Band	D £1,562.57
Location	Ronaldsons Wharf - prize winning location close to central Leith and within easy reach of the Scottish Executive, Ocean Terminal, and a vibrant community with local restaurants		
Accommodation	This quality development comprises of hallway leading to bright living room with dining area. Modern fitted kitchen with white goods,carpeted double bedroom and a tiled bathroom c.w. shower.		
Additional Features	GCH, Private parking		
Restrictions	Sorry no smokers, pets, children or students		
Entry Date	Thursday 09 September	Viewing	24 hrs by appointment

<b>149 (1f1) Broughton Road</b>		<b>Rent: £500</b>	
Floor	First Floor	Council Tax Band B £1,215.33	
Location	Bright flat to the back in a well-maintained stair in a popular residential area. Within walking distance of the city centre, and convenient for nearby amenities including a		
Accommodation	Lovely quiet flat to rear of building, hallway with storage, bright and spacious lounge with dining area, immaculately newly fitted kitchen, study, large bright double bedroom, shower room with wc		
Additional Features	Double glazing, ample parking available		
Restrictions	Sorry no smokers,pets,children,or students		
Entry Date	Tuesday 05 October 2010	Viewing	By Appointment only

<b>23 (2FR) Restalrig Road</b>		<b>Rent: £495</b>	
Floor	Second Floor Flat	Council Tax Band C £1,388.95	
Location	Leith Links - highly desirable area within easy reach of the City Centre and Leith areas. Great local amenities including Leith Links park and new Scottish Parliament are on		
Accommodation	Exceptionally well proportioned comprising hallway with storage, bright lounge with bay window and study off, large fully fitted and equipped kitchen diner with walk-in pantry, full bathroom suite with shower, large double bedroom.		
Additional Features	Gas central heating, clothes pulley in hallway, free on street parking available.		
Restrictions	Sorry, no smokers, pets or students. Would suit Professional couple		
Entry Date	Thursday 23 September	Viewing	By appointment.

<b>42 (2F4) Balfour Street</b>		<b>Rent: £485</b>	
Floor	Second Floor Flat	Council Tax Band B £1,215.33	
Location	Leith - popular location conveniently located off Leith Walk offering easy access to the City Centre. First class local amenities including bars, restaurants and leisure facilities		
Accommodation	Exceptionally well presented comprising hallway with storage, bright lounge, Fully fitted and well equipped kitchen, large double bedroom,bathroom with power shower.		
Additional Features	Gas central heating, uPVC double glazing, carpets and stripped floors.		
Restrictions	Sorry, no pets. Ideal for professionals.		
Entry Date	Tuesday 05 October 2010	Viewing	By appointment. after 14/11/2008

<b>11 (2f2) Dalgety Street</b>		<b>Rent: £475</b>	
Floor	Second floor	Council Tax Band B £1,215.33	
Location	Meadowbank - offering easy access to all parts of the city by bus, convenient for Meadowbank shopping park and Meadowbank stadium. Close to Holyrood Park.		
Accommodation	Lovely flat to front of the building, hallway,bright lounge with fitted kitchen,large bright double bedroom with shower room, seperate wc		
Additional Features	Gas central heating, double glazing, excellent decorative order.		
Restrictions	Sorry no smokers,pets or children		
Entry Date	Thursday 09 September	Viewing	By appointment only

<b>264 (pf2) Marionville Road</b>	<b>Rent: £475</b>		
Floor	Ground floor	Council Tax Band	B £1,215.33
Location	Meadowbank - popular residential area close to City Centre and Holyrood Park. Excellent local amenities including the stadium and supermarkets are on hand		
Accommodation	Exceptionally well presented and proportioned comprising hallway with storage, bright lounge, newly fitted kitchen, double bedroom with storage, shower room with wc		
Additional Features	<b>Sorry, deposit taken!</b> Stripped floors to sitting room and hall, GCH, recently refurbished.		
Restrictions	Sorry no smokers, pets, children or Students		
Entry Date	Tuesday 07 September 2010	Viewing	By appointment only

<b>43/5 Albert Street</b>	<b>Rent: £475</b>		
Floor	First Floor Flat	Council Tax Band	B £1,215.33
Location	Leith - located close to main Leith Walk thoroughfare and within easy reach of the City Centre, Scottish Parliament and Ocean Terminal development.		
Accommodation	Hallway with storage, lounge with luxury fitted kitchen recessed off, fully fitted shower room with power shower, double bedroom with storage. The property is furnished and decorated to a very high standard. The property would be ideal for professionals.		
Additional Features	Gas central heating, double glazing, laminate flooring.		
Restrictions	No pets		
Entry Date	Monday 18 October 2010	Viewing	By appointment

<b>68 (1f3) Lorne Street</b>	<b>Rent: £450</b>		
Floor	First floor flat	Council Tax Band	A £1,041.71
Location	Situated just off Easter Road, the property offers easy access to Ocean Terminal, the Shore, City Centre and surrounds. Leith Links is a short walk away, as are local shops		
Accommodation	Comprises hallway leading to bright front sitting room with dining area, internal modern fitted kitchen with elect cooker and appliances, spacious double bedroom with wardrobe, Separate WC and shower room with electric shower.		
Additional Features	WMH, DG, On-street parking, cable		
Restrictions	Sorry no smokers, pets, children or students		
Entry Date	Thursday 15 July 2010	Viewing	By appointment

<b>13 (2f2) Lower Granton Road</b>	<b>Rent: £440</b>		
Floor	Second floor Flat	Council Tax Band	A £1,041.71
Location	Excellent standard of accommodation with attractive, open views over the Firth of Forth to Fife		
Accommodation	Comprises entrance hall, bright, comfortable sitting room/dining area with open-plan, well-fitted and equipped kitchen, double bedroom, newly-fitted shower room and separate WC.		
Additional Features	Recently renovated, freshly decorated and furnished. Gas central heating and double		
Restrictions	No smokers, pets or children		
Entry Date	Thursday 23 September	Viewing	By appointment

## 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