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A 10 Step Guide to Help You Increase the Value of Your Property in Edinburgh by [KateForbes](#)

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You can always improve the value of your property by making certain improvements. But these improvements must be carried out in accordance with the value of the property and its location. You must not get carried away when making improvements.

Here are some simple and easy steps through which you can add value to your property.

Adding an extension

This is possible one of the best ways of adding value to your property. However, it must be well built and in accordance with the built of the rest of the house. A poorly built extension might reduce the value of the property. Seeking advice from a professional will help you in the long run

Adding more space

This can be done through a loft conversion which will add approximately 20% to the value of the property. This is an expensive investment. Hence you must ensure that you have the right kind of roof for it (steeply pitched) and the fact that your property must benefit from this extra accommodation.

Making use of cellars and basements

A fast new trend is digging out basements these days. If you have an older property, this is probably the most suitable option for you. However, these are expensive, as it involves damp proofing and reinforcement of foundations. Moreover, you can also convert a cellar into a living room if you are falling short of space. At the same time it is important to point out that both these works are highly disruptive and stressful.

Improving kitchen

As one of the most important rooms in the house, you must ensure that it is well fitted and timeless in design.

Updating bathroom

This can be done easily by changing the taps, tiles and showers.

Garage

Building a garage will almost always add value to your property, especially if it is in a busy area.

Adding a bathroom

Converting a bedroom into a bathroom is always a smart move if you own property with extra rooms. Taking the same step in a small house will be a big mistake

Installing central heating

Choosing energy efficient heating system will not only add value to your property but will also make it more saleable.

Double glazing

When getting your property double glazed, make sure that its style and material match your home.

Installing a security system

This will not only appreciably add value to your property but also make it more saleable.

Before carrying out any of these steps you must seek professional advice, sort out your finances and obtain planning permission (if required).

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Kate Forbes is a marketing officer for Greenlet, property lettings website in Edinburgh. If you want more information on a [Edinburgh Property](#), please visit a [for rent edinburgh](#).

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