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Dealing with Private Landlords or Letting Agents and viewing Property in Edinburgh

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When renting a property in Edinburgh there is an option between dealing with a private landlord and dealing with a property agent.

Dealing with a private landlord in Edinburgh:

Sometimes dealing with a private landlord can be a worrying. As it involves meeting a complete stranger and trusting him/her in regards to the property. Trusting a landlord can sometimes lead to huge losses as they are unregulated and not part of a professional trade body or trade association.

Dealing with a property agent in Edinburgh:

Letting agents will cost you for their service but they also offer you great peace of mind and security. Some of the property agents are registered with bodies, such as, Association of Residential Letting Agents. These bodies have a code of practice which its members must follow. Other professional bodies are National Approved Lettings Scheme, Royal Institute of Chartered Surveyors and the National Association of Estate Agents.

Viewing of the property: Once you have looked at all the properties and decided on the ones that have appealed you, the next step is to arrange a viewing of the property. If you are dealing with a private landlord then you will have to arrange it with him. Alternatively if an agent is involved then he will arrange a viewing of the property. You should make the most of this viewing opportunity by checking the property inside out.

You should see if the property has been well maintained. This can be done by examining the windows, roofs, pipes etc of the property. You must also check if the property is well insulated, as this will affect your bills later. Ask for gas safety certificate along with operating instructions for electrical equipments. You should run the taps, flush the toilet, bath and shower to see if they all work properly. Checking for storage space in the property is also important. A great deal of attention should be given to the security of the property. For this purpose you must check the locks on all entry doors and windows. Also take a tour of the surrounding to see if there are any parks or gardens around and to examine the type of neighborhood. See if there are chances of any possible nuisance. Also ask if there is a vehicle space. Another important thing is to see the proximity of transport links. You must consider if it is an easy commute to university or work and if all the amenities are closeby.

Talking to existing tenants and neighbors will provide you with helpful information regarding the area as well as the landlord.

After considering all these aspects you can decide whether to move on with the deal or to stop at this point.

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