Factors to Take into Consideration when Viewing Edinburgh Property

by Ann Clark

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Mostly when people go for Edinburgh property viewing, they tend to forget to ask important questions. Given below is a checklist (questions you must ask the landlord/agent and what to look out for) which will help you in preparing for viewings of properties you are interested in.

Researching the particular area and property

Carry out a research on the property and area you are planning to rent. This way you wonâ€™t be wasting time seeing the property to rent in Edinburgh that is not in accordance with your needs.

Property viewing

Make sure that you take someone else with you. This will be a double check as he/she might spot things that you miss. It is important that you view the property during the day when you will be able to spot problems easily. If you develop interest in a property then try to arrange a viewing again at a different time of the day. This will give you a different perspective. Take your time and look around the property. If you have any queries about the property, be direct and blunt about it. Most importantly don't be pressurized by the estate agent or landlord when making an offer.

Questioning the landlord

Before you go for a particular property to rent in Edinburgh there are certain things that you must be clear about. Ask the landlord about the amount of council tax and the average costs of other utility bills. Also inquire as to why the previous tenants are moving?

You must question about the things that will be coming with the property i.e. furniture, garage, fittings etc. Ask if the property is insulated, any problems with the boiler and when was it serviced last time? You must also confirm if the property is fully centrally heated as Edinburgh is a deadly cold place to live in. Donâ€™t forget to ask about the neighbors from landlord as well as previous tenants? i.e if they are noisy or involved in a dispute with other neighbors.

Things you must check inside the property

When you are inside the property you must thoroughly inspect its interior; if the property needs updating (the cost involved). The bedrooms and the furniture must be according to your requirement. Check the boiler, water heating system, any major cracks in the walls or the doors sticking, signs of damp or peeling paint amount of storage space, the power points and if they are enough and most importantly, does the place give you a feeling of â€˜yourâ€™ home?

The location

When choosing property in a particular locality ensure that it fulfills all your requirements i.e. good transport links, nearby restaurants, railway lines, the feel of the community, condition of the nearby properties and the one you are interested in, crime rate in the area. If you have a family then you must also want good schools, hospitals and leisure facilities nearby.

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Ann Clark is a marketing officer for Greenlet, property lettings website in Edinburgh. If you want more information on a property to rent in edinburgh, please visit a for rent edinburgh.

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