# Home Improvements Like Adding Space, Extensions and Adding Baths Can Add Value to Your Property in Edinburgh by Graham Lamont

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Property prices and interest rates are continuing to rise in Edinburgh. Due to this, instead of spending large sums of money on estate agents fees, mortgage, council tax, deposit, legal surveys and moving out costs people are choosing to invest in their current property to maximize the enjoyment and also to add value to it.

In order to add value to your property, it is important that you carry out the right kind of improvements. Further, they must be carried out in the right manner, as poor quality of improvements might actually reduce the value of your property in Edinburgh or any part of the world.

Considering the location

You must always carry out the improvements in accordance with the neighborhood and value of the property. For example, spending Â£30,000 on a kitchen, in an area where maximum selling price is only Â£140,000 is a big mistake. Hence you must never develop a property outside its neighborhood.

A good way to start is always by having regard of the needs of targeted buyers. So, if you are targeting families then there is no point in transforming two rooms into one, as two rooms is a much suitable option for them. For this purpose, you can also seek guidance from a local estate agent.

Saleable improvements

There are certain kinds of improvements that will not add appreciably to the value of your property but importantly they will make it more saleable. Examples include, installing a security system or improving a period feature of the property.

Adding space

This is one of the best ways of increasing value. Loft conversion is one of the most popular ways which increases the value of property upto 20%. Importantly, you must first consider if extra accommodation will benefit your property. Also, you must have the right kind of roof for it.

Extension

A well built extension, which complements the property in every possible way, will add significant value to the property.  Glass extensions are very much in these days. Extensions are easier to built and also are affordable.

Adding a bathroom

If you have extra rooms in the property then converting a bedroom into a bathroom is a good option. For example, if you have a five bedroom house with a single bathroom, then converting it into four bedrooms and two bathrooms will add value to your property.

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