Important Points to Consider when Viewing a Property for Rent in Edinburgh; Making a Checklist

by KateForbes

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Edinburgh is one of the most famous destinations in the world, especially during the festival season, which begins in August. People from all around the globe come to this city of colors to be a part of literature, drama, music etc.

Edinburgh also has renowned educational institutions (four best universities) and because of this it attracts students from the world.

Many students, tourists, professionals prefer to rent out their own place in Edinburgh. Private choice of accommodation is not only comfortable but all in all it is good value for money. The government has introduced a number of schemes to facilitate letting for people.

There are wealth of letting agents in Edinburgh, which have over hundreds of property listings. Once you hire their services, they will guide you throughout and show you properties according to your taste and requirements. Alternatively, you can look through advertisements by private agents on the internet, shops, newspapers, university boards etc, contact them and arrange for property viewings.

One you are at a particular property for the viewing, it is essential that you make a checklist beforehand of all the factors that you need to check.

Checklist

First of all you must thoroughly check the condition of the property, from outside and inside. Look for any broken or cracked glass, signs of damp, animal droppings etc. You must ensure that the dÃ©cor is according to your taste and if it is not then ask the landlord if he can redecorate it or if you can be given permission to do so according to your taste.

Check the safety and security of the house and its surroundings. For this purpose check all the locks on doors, windows, burglar alarm, smoke alarm, if the furniture meets the fire safety standards etc. Visit the area and property on different times and different days in order to ensure for a safe environment. See how the area is at night, if the street lights are secure enough? Ask the landlord about the neighbors and meet some of them to question about the neighborhood. Checking the crime rate of the area is also a good idea.

You must also check if the property is well insulated, has double glazing and has a metered water supply. This will later help you in the costs of running a home. Also ask for an Energy Performance Certificate.

Check other similar properties in the market and compare the rents. Before entering into a contract you must ask yourself, if the property is worth the rent being asked for?

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