Important Things While Viewing the Property in Edinburgh by Tom Ashdown

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Edinburgh, the capital city of Scotland holds great attraction for tourists as it is a famous and beautiful place to visit. People from all around the world visit this place and especially during its great festival season that starts in August. People visiting this amazing city want to be a part of its literature, drama and music etc. not only with the tourists but its fame is among the students too because Edinburgh has excelled in being having the best educational system in entire world. Tourists, professionals and students visiting Edinburgh desire to get their own flats to rent in. So for such people best option is to get a private accommodation in Edinburgh as it will not only be comfortable but affordable too. For this purpose, Scottish government has taken an initiative of starting many letting schemes, to make the living experience of tourists comfortable.

In Edinburgh there are many renowned Letting agents who offer their services. They are well aware of local market and have a detailed lists relating to rental property. Therefore for renting property in Edinburgh, one has to hire a rental letting agent that can offer his services by guiding his customer about the property. An individual should let the letting agent know about his needs and requirements. Another option is also available and that is to look for advertisements in newspapers, internet and university boards. Now an individual can contact a letting agent for other legal matters. A visit should be arranged to properly view the property. Before going for viewing the property, an individual should make a checklist of all his requirements and note them somewhere and then take them along.

The checklists should include the following points. Property should be viewed properly from inside and outside. One should note critically if there is any broken or cracked glass, sign of dampness, animal droppings etc. Internal and external dÃ©cor should be according to the taste of individual. If this is not the case then one should inform the landlord about it. If landlord does not show any positive response, then permission can be granted from him whether one can decorate the house himself or not.

Another important factor before renting property in Edinburghis the security issue. On should make sure the safety and security of the house and its surroundings. This can be done by checking all the locks on doors, windows, burglar alarm and smoke alarm. Furniture should also be well checked that whether it is according to the fire safety standards or not. To ensure that the atmosphere around is safe and sound, one should arrange frequent visits in different times and different days of the week. To check whether the street lights are working or not, night visits should be arranged. For more safety one can always meet the neighbors and question them about the neighborhood and its safety. Besides all this, crime rate in the area where one decides to rent flat in, should be checked and confirmed.

Other points to be noticed are insulations that whether the flat is well insulated, have meter water supply and double glazing. It can help in saving up money later on and cutting down of extra expenditures. Energy Performance Certificate (EPC) should be taken from the landlord. In order to compare the rent, one can visit the market for analyzing other properties. Finally before drawing up a contract, one should question himself that whether the particular property is worth the rent being asked for or not.

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