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Set a Budget, Study the Property Market, and Property Viewing when Renting a Property in Edinburgh by [KateForbes](#)

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If you are thinking of renting a property in Edinburgh or are in process then this piece of article is for you. Renting property is probably one of the most important decisions you will ever make, hence it is important that you take time and make the right decision. There are number of factors which you must consider before deciding on renting a particular property.

Set a budget

First and foremost you must set a realistic rental budget for yourself; a budget that does not make it difficult for you to pay the monthly rent along with other financial outgoings. You must be aware of the fact that, initially you will also have to pay a deposit. Thus you must make a point that you don't go overboard when choosing a property.

Listing important features for you

You must make a list of all the features that are essential for you in a particular property. This will include your required number of bedrooms, proximity to local markets and transport facilities, parking space, garden, balcony etc. You can start searching for the property once you have these credentials with you.

Investigate the property market

The next step is to search for a suitable property whilst staying in the budget. There are several ways of doing this. Local newspapers, university boards are always full of to-let property advertisements. Besides this, there are a number of online property websites and the best thing about these is that you can find pictures of the property along with the rent and other features of the property. This makes the filtering process easier. You can also hire the services of a letting agent who will have expert knowledge of the local market. Tell him of your requirements, the ones that are fixed and the ones that are flexible. You must get the most out of the letting agent. Tell him about the locations that you will prefer and the ones you won't.

Property viewing

Never go for a property viewing alone. Make sure that you take a friend or a property agent along, for security reasons and a good inspection. Always take a notebook and camera with you. Take notes of the pros and cons of the property and take pictures in order to come to a decision later on. Thoroughly check the exterior and interior of the property and question the landlord or agent even your slightest ambiguities.

Once you are satisfied with a property, the next step is negotiating the landlord and entering into a tenancy contract.

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