

Marketing

We offer a free, no obligation valuation of your property. We can offer practical advice on issues such as rental value, furnishings, presentation and current market trends.

When instructed by you, we will normally have your property advertised on the internet the same day. As well as our own site, the property is displayed on a host of other Scottish property portals. We maintain a wide database of potential tenants and will actively try to match people up with your property.

All of our marketing costs, such as viewings, boards and website advertising are incorporated into our fees as we do not believe in springing extra, or hidden costs on our clients.

Management

Managing a property can be a very time consuming business. Burst pipes, lost keys and heating breakdowns are all things that can and do happen. Arranging contractors can be a daunting, expensive and time consuming process.

We have good working relationships with reliable tradesmen. However, we are happy to use firms specifically requested by you to deal with any maintenance issues at your property.

When managing a property, we reference potential tenants, prepare the necessary paperwork, prepare a full and thorough inventory, notify the relevant utility companies of tenant changes, collect the rent, arrange any necessary repairs and inspect the property at regular intervals.

Let Only Service

We have noticed a marked increase recently in the number of landlords who have the time and the expertise to manage their own properties.

For a fixed, one-off fee, we will market the property, carry out all viewings, check references, prepare all the relevant paperwork and collect the first month's rent and the deposit.

You will benefit from the same level of service as our managed clients, up until the point that the tenants have moved in, at which point it is 'over to you'. Of course, we will always be on hand to offer advice on any matter that arises during the tenancy, and will also keep all of the marketing material on file should you require us to re-let the property for you in future.

What costs are involved?

The managed service involves a monthly fee, plus an initial letting fee deducted from the first month's rent. Any subsequent let involves a reduced letting fee. The let only service involves a one off fee, deducted from the first month's rent.

Any fees are deducted from the rent we receive, so you do not pay us anything if we do not find you a tenant, or if the property is empty at any stage. These fees cover our whole service – inventory, legal documents, viewings etc, so don't worry about 'hidden' costs.

There may be other costs involved, such as an annual gas safety test (a statutory requirement), or electrical appliance tests. These are not particularly expensive and will vary from property to property.

You will also require landlords' insurance. This will replace your current buildings and contents insurance. Many insurers will not cover let property, but we can supply you with quotes from insurers specialising in rental property. As well as covering buildings and contents, landlord's insurance gives you indemnity cover, as you are ultimately liable for providing a safe property for the tenants.

Albany Lettings has a block policy with LETS XL which is underwritten by Norwich Union. We can obtain competitive quotes to get you the best protection for your property.

Arrange a valuation

A valuation can take 5 minutes or it could take 2 hours – it really just depends on how much information you require. If your property is ready to go on the market, then we can take photos there and then. We can update the photos at any time, so if you change any items, redecorate etc we can simply take new pictures to keep the advert accurate.

If you would like a free-no obligation valuation of your property, or would like more information on our services, please do not hesitate to get in touch.

Call: 0131 229 3999

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