

Comparable Report for Calton Road, Edinburgh.

Rental level would be dependent on level of furnishing, position in the building, finish and length of tenancy. There is strong demand for properties in the Old Town so this location should prove extremely popular.

Bedrooms	Rental (pcm)
Studios	800-1000
1	950-1250
2	1400 - 1750
3	1750 – 2250
1 (with terrace)	950-1400
2 (with terrace)	1400-2100

Ben Property 3 Manor Place, Edinburgh, EH3 7DH T: 0131 271 5000

enquiries@benproperty.co.uk www.benproperty.co.uk

Ben Property is the trading name of Ben Property Management Limited which is a wholly owned subsidiary of Mackenzie Kerr Holdings Limited Registered Number: SC346545 Registered Office: 3 Manor Place, Edinburgh, EH3 7DH

Studio & One Bed Apartments

Melvin Walk, Edinburgh.

Furnished. One Bedroom. Third Floor Apartment.

Property consists of open planned living area with smart, fully equipped kitchen, shower room and a double bedroom with built in wardrobes. The property is accessed via a covered terrace with an allocated private area of decking for seating outside
 £1,050pcm. A let was secured in the third quarter of 2107.



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Horne Terrace, Edinburgh.

Unfurnished. One Bedroom. Second Floor Apartment.

Property consists of living room/kitchen with all integrated and modern appliances, a spacious bedroom with ample storage integrated and a fully tiled bathroom with shower over bath. £1,000pcm. This property is currently live with Ben Property.



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York Place, Edinburgh.

Furnished. One Bedroom. Ground Floor Apartment.

Property consists of well-appointed kitchen, sitting room, double bedroom and bathroom and a fantastic rear private courtyard.

£975pcm. A Let was secured in the fourth quarter of 2017.



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Castle Street, Edinburgh.

Furnished. One Bedroomed. Ground Floor Apartment.

Property consist of large open planned kitchen/living room with sliding doors to a bedroom newly developed flat. Finished to an exceptional standard throughout. Situated right in the city centre. £1,470pcm. A rent was secured in the first quarter of 2017.



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Two & Three Bed Apartments

Brandfield Street, Edinburgh.

Furnished. Two Bedroom. Third Floor Apartment.

Property consist of double bedrooms, a stylish bathroom with shower and a large open planned, fully equipped kitchen / living room with doors leading out to the balcony. There is an en-suite shower room off the master bedroom and a large storage cupboard off the central hallway. £1,425pcm. A rent was secured in the second quarter of 2017.



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Calton Road, Edinburgh.

Furnished. Two Bedroom. Top Floor Apartment.

Property comprises large and bright open plan kitchen/living/dining room with access to a west facing balcony, two double bedrooms, master with en-suite shower room, and both bedrooms with built in wardrobes and a further shower room

£1,310pcm. A let was secured second quarter of 2017.



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Picture 1



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Royal Mile Mansions, Edinburgh.

Furnished. Two Bedroom. Top Floor Apartment.

Property consist of large open living room with feature fireplace, well-equipped kitchen which is open to the lounge; master bedroom with built-in mirror wardrobe and dressing table; further double bedroom; and a family bathroom.

£1,400pcm. A rent was secured in the second quarter of 2017.



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Rose Street, Edinburgh.

Furnished. Two Bedroom. First Floor Apartment.

Property consist of drawing room which overlooking Frederick Street, French doors lead to the dining room, modern fitted breakfasting kitchen, two double bedrooms, both with built in wardrobes but master also benefitting of a tiled en-suite shower room.

£1,575pcm. A rent was secured in the third quarter of 2017.



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Gardeners Crescent, Edinburgh.

Furnished. Two Bedroom. Third Floor Apartment.

Property consist of open plan kitchen/living/dining room, two double bedrooms, master with en-suite and a modern family bathroom.

£1,520pcm. A rent was secured in the first quarter of 2017.



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Hollyrod Road, Edinburgh.

Furnished. Three Bedroom. Penthouse Apartment.

Property consist of dining area, fully equipped kitchen with granite works surfaces and a lounge area offering access to North and South facing balconies, four in total. The property has two double bedrooms, a study bedroom, en-suite bathroom and a main shower room. The Park apartments are recognised for offering luxury accommodation with 24 Hr concierge service.

£1,900pcm. A rent was secured in the first quarter of 2017.



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Picture 16



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Parliament House, Edinburgh.

Furnished. Three Bedroom. Top Floor Apartment.

Property consist of living room with dining area, 2nd sitting room with real flame, gas fire, fully equipped galley kitchen, impressive central hallway and two double bedrooms. Stairs then lead up to the master bedroom suite with huge dressing room and en-suite bathroom with raised, roll top bath and multi jet shower.

£2,100pcm. A rent was secured in the last quarter of 2016.



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Hollyrood Road, Edinburgh.

Furnished. Three Bedroom. Top Floor Apartment.

Property consist of master double bedroom with fitted wardrobe & en-suite bathroom, second double bedroom with fitted wardrobe, large balcony & en-suite bathroom, a large study/3rd bedroom, shower room. The stunning open plan living area comprises of a fully equipped designer kitchen with high end appliances, dining area for six and balcony.

£1,900pcm. A rent was secured by Ben Property in the first quarter of 2018.



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Fountain, Fountainbridge, Edinburgh.

Furnished. Three Bedroom. Second Floor Apartment.

Property consist of master double bedroom with fitted wardrobe & en-suite bathroom, two further double bedrooms, open plan kitchen/diner and family bathroom.

£1,750pcm. A rent was secured in the first quarter of 2017.



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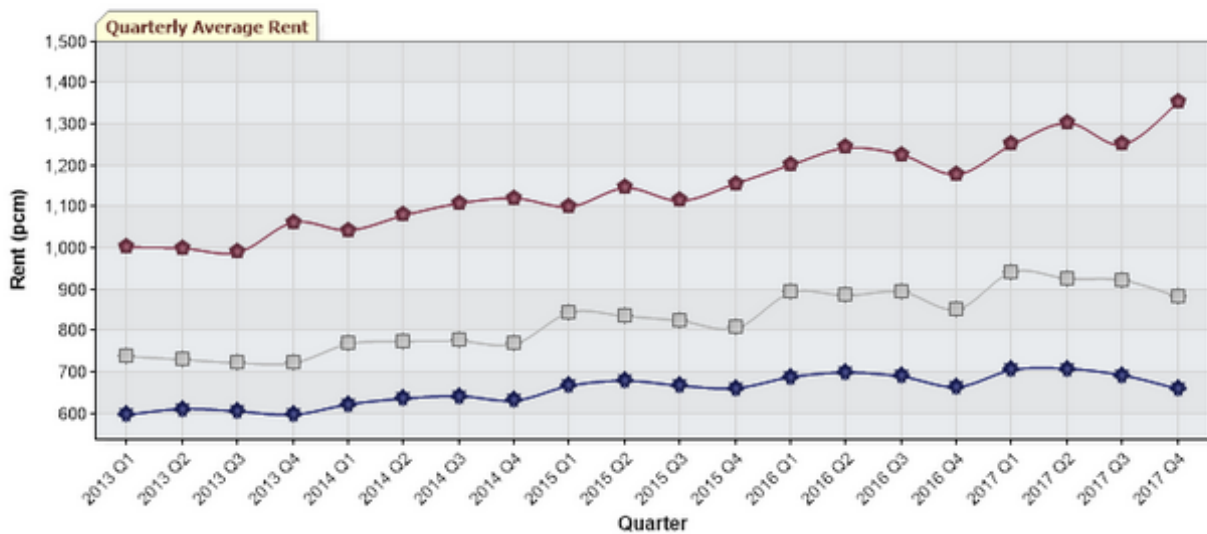
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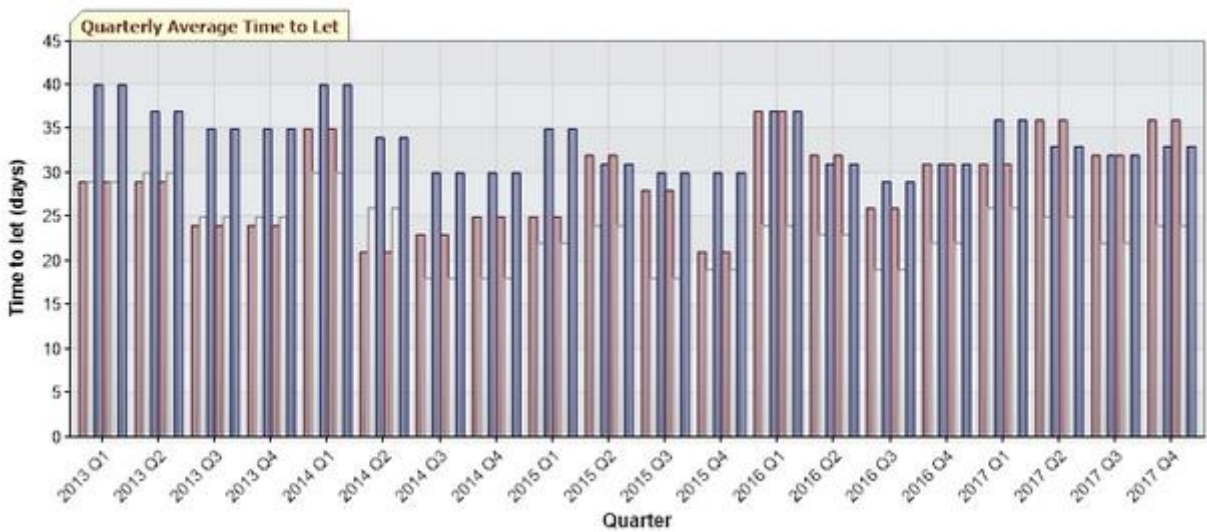
Market Commentry.

As one can see from the evidence below, there has been consistent demand for one to three bedroom properties in Edinburgh area. The quarterly average rent for properties in this location has increased steadily over the past three years always achieving levels over the Edinburgh and National Average, whilst the average time to let has been reliably within 40 days.

Quarterly average rent for 1-3 bed properties



Quarterly average time to let for 1-3 bed properties



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