

Comparable Report for HMO properties in the Marchmont area of Edinburgh

We would envisage a rental level for the properties as follow:

| | | |
|---------------------|------------|-------------|
| Marchmont HMO 3 Bed | £1,450 PCM | £117,400 PA |
| Marchmont HMO 4 Bed | £1,650 PCM | £19,800 PA |
| Marchmont HMO 5 Bed | £1,900 PCM | £22,800 PA |

These figures are depending on level of refurbishment, term of tenancy, age & design of furnishing and time of year. Properties of this kind have let extremely well in recent times and at good rental levels and we would expect this to continue throughout 2017 and beyond.

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

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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

Meadow Place, Marchmont, Edinburgh.

3 Bedroom fully furnished HMO flat in Marchmont.

£1,380 PCM £16,560 PA.

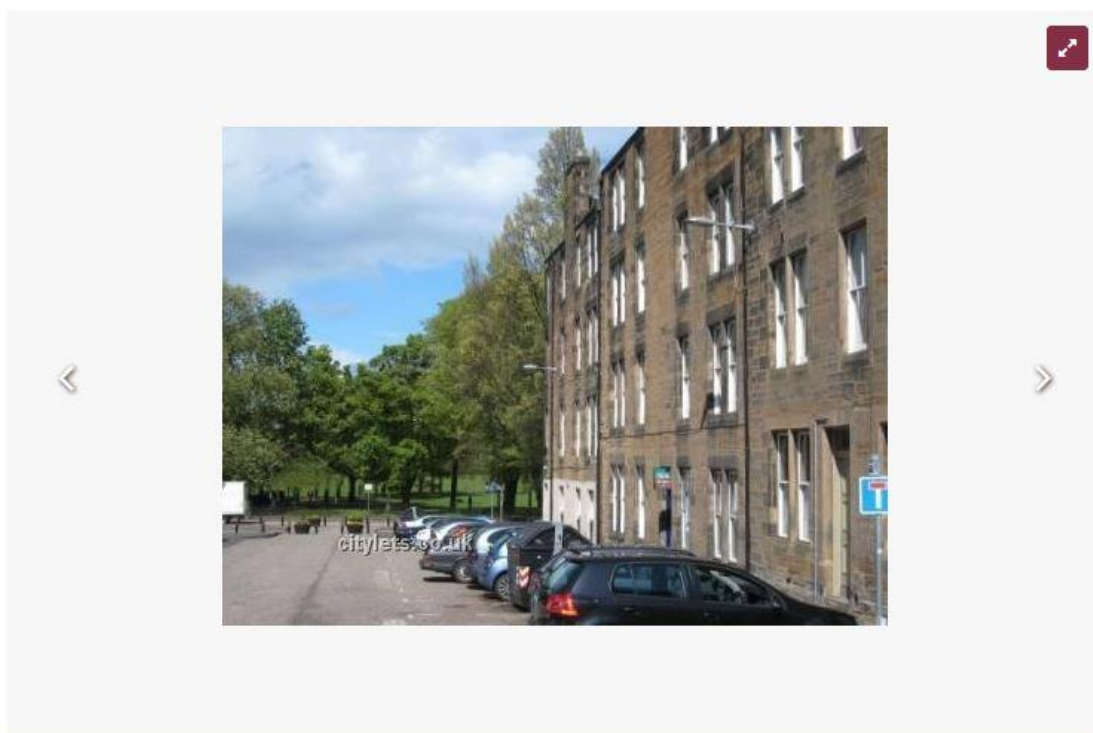
Property comprises; hallway with storage, dining/kitchen, 3 good sized bedrooms and bathroom with shower. Property has HMO licence, comes fully furnished and has ample zoned parking.

3 bed flat - NOW LET

Meadow Place, Marchmont, Edinburgh EH9

£1380 pcm

Check your Credit Score



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Spottiswoode Street, Marchmont, Edinburgh.

3 Bedroom fully furnished HMO flat in Marchmont.

£1,395 PCM £16,740 PA.

The property comprises: 3 double bedrooms, dining kitchen with fitted appliances, bathroom with shower, large storage cupboards throughout, spacious hallway. The property and benefits from gas central heating, partial double glazing, traditional features and communal green.

3 bed flat - NOW LET

Spottiswoode Street, Marchmont, Edinburgh EH9

£1395 pcm

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Marchmont Crescent, Marchmont, Edinburgh.

Main door, 3 bed HMO student property situated in Marchmont,
£1,425 PCM £17,100 PA.

This HMO property is a main door flat with 3 double bedrooms, large livingroom, bathroom with shower, internal kitchen area and storage. Small drying area to the rear.

3 bed flat - NOW LET

Marchmont Crescent, Marchmont, Edinburgh EH9

£1425 pcm

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Arden Street, Marchmont, Edinburgh.

4 Bedroom fully furnished HMO flat in Marchmont.

£1,800 PCM £21,600 PA.

Entrance hallway with storage, kitchen diner, bathroom with shower over bath, 4 double bedrooms (master with en-suite shower room).

4 bed flat - NOW LET

Arden Street, Marchmont, Edinburgh EH9

£1800 pcm

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Marchmont Road, Marchmont, Edinburgh.

4 Bedroom fully furnished HMO flat in Marchmont.

£1,760 PCM £21,120 PA.

Accommodation consists of three large double bedrooms and one smaller bedroom with single bed, bathroom with shower, kitchen with seating/dining area and utility space off and ample storage including boxroom. Also benefits from gas central heating, HMO license and secure entryphone.

4 bed flat - NOW LET

Marchmont Road, Marchmont, Edinburgh EH9

£1760 pcm

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Spottiswoode Road, Marchmont, Edinburgh.

4 Bedroom fully furnished HMO flat in Marchmont.

£1,900 PCM £22,800 PA.

Ideal for mature students the property comprises; spacious entrance hall with excellent storage, four large double bedrooms (one with boxroom off), lounge with dining area and kitchen off and a modern bathroom. The property has been carefully redecorated throughout and is both well decorated and excellently maintained. The property also benefits from gas central heating, a secure entry phone system and zone parking.

4 bed flat - NOW LET

Spottiswoode Road, Marchmont, Edinburgh EH9

£1900 pcm

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Thirlestane Road, Marchmont, Edinburgh.

5 Bedroom fully furnished HMO flat on 3rd floor in Marchmont.

£2,600 PCM £31,200 PA.

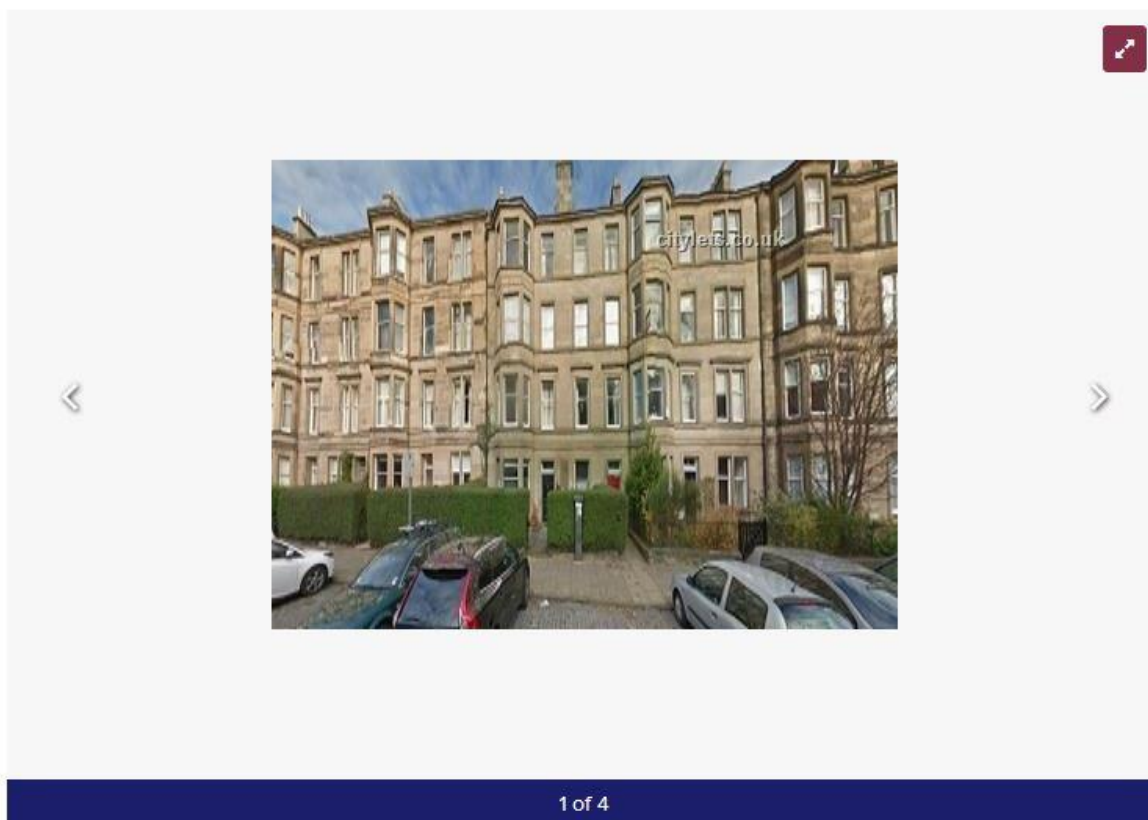
The property comprises of a bright and spacious bay windowed lounge. The newly fitted kitchen is designed with high gloss subtle flint grey contemporary units combined with granite effect worktops and matching splash backs. The large double bedrooms are furnished to a high standard with individual colour design. The family bathroom with new 3 piece bathroom suite to include designer mixer taps, electric power shower and heated towel rail.

5 bed flat - NOW LET

Thirlestane Road, Marchmont, Edinburgh EH9

£2600 pcm

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Warrender Park Terrace, Marchmont, Edinburgh.

5 Bedroom fully furnished HMO flat in Marchmont.

£2,400 PCM £28,800 PA.

A fantastic 5 double bedroom flat on two levels with stunning views. Accommodation comprises 5 good sized double bedrooms, a large dining kitchen, bathroom with shower and the property benefits from GCH. The flat has plenty of character and is fully HMO compliant.

5 bed flat - NOW LET

Warrender Park Terrace, Marchmont, Edinburgh EH9

£2400 pcm

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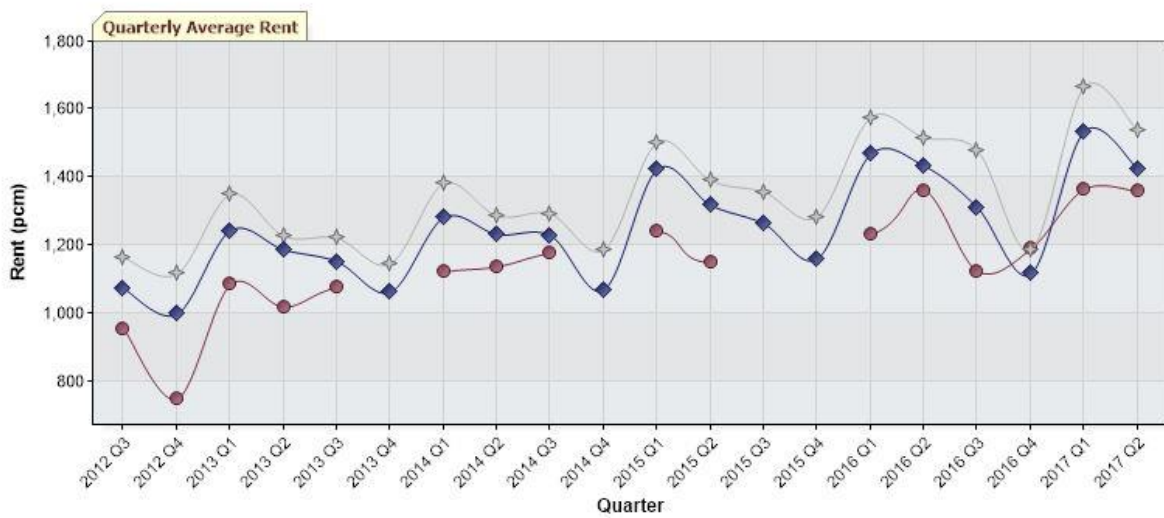


Market Commentary

Over the last year and a half, the rental market in the Marchmont area has been growing steady, with the average rent for 3-5 bed HMO properties being consistently over £1,250. The average TTL (time to let) in Dalry has recently dipped as well, with the last quarter suggesting that properties are let within 30 days on average.

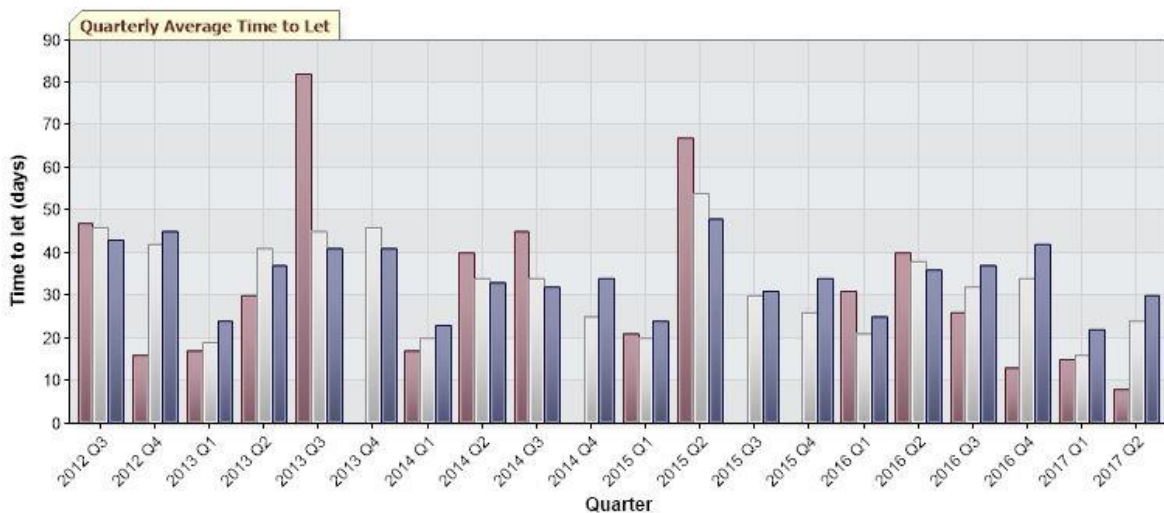
Dalry, Edinburgh All edinburgh National

Quarterly average rent for 3-5 bed properties



Dalry, Edinburgh All edinburgh National

Quarterly average time to let for 3-5 bed properties



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