



## Property List Week Commencing 10 November 2011

For more information about our company and our properties contact us on 0131 228 4785, visit our website [www.ime.co.uk](http://www.ime.co.uk) or find us on our Facebook and Twitter pages

**42/2 Morningside Road, Morningside      5 bedroomed Flat      £ 2100 pcm      Available Now**

There are great amenities on hand including bars, cafes, shops and leisure centers such as Craiglockhart Sports Centre and Warrender Swimming pool. The accommodation is extremely well presented and boasts many period features but with a contemporary aspect and comprises hallway with excellent storage, bright lounge with dining area, modern well fitted and equipped kitchen, five generously sized double bedrooms, master bathroom with shower, additional WC and separate shower room. Additionally, the property benefits from gas central heating, partial laminate flooring and is very well furnished throughout. Viewing of this property is essential!

**52 Caiystane Terrace, Fairmilehead      4 bedroomed Flat      £ 1500 pcm      Available Now**

The property is superbly presented throughout and comprises open entrance hall, spacious lounge, dining room, ground floor WC, breakfasting kitchen with hob/oven, dishwasher, fridge/freezer, small utility room with washing machine, upper landing leading to master bedroom with fitted storage, two further large double bedrooms, fourth bedroom/study, superb fitted family bathroom with shower. Additionally, the property benefits from gas central heating and double glazing. There is a large floored loft offering great storage, lovely private front and rear gardens and a good-sized garage. The property can be furnished either fully or partly to suit and unfurnished by negotiation. Properties of this type and quality are rare to the market and viewing is absolutely essential!

**81/4 Clerk Street, Newington      4 bedroomed Flat      £ 1400 pcm      Available Now**

Extremely spacious, the accommodation is very well presented in a contemporary style and comprises hallway with storage, extremely well-fitted and equipped kitchen living room, four large double bedrooms – all with storage and desks, modern fitted bathroom and separate WC. Additional benefits include gas central heating and full HMO license. Viewing of this first-class property is highly recommended!

**5/4 Argyle Park Terrace, Marchmont      3 bedroomed Flat      £ 1100 pcm      Available 12/11/11**

The accommodation is exceptionally well presented and comprises hallway with storage, lounge with dining area and larder cupboard, contemporary fitted kitchen, two large double bedrooms – master with boxroom / study off, third bedroom or study with cabin bed, luxury fitted shower room. Additional benefits include gas central heating and stripped floor boards, with numerous period features such as the cornice work and fireplace intact. Permit parking is available and there is a usable shared drying green to the rear of the property. The attention to detail and presentation of the property throughout is first-class and viewing is highly recommended!

**68/4 Longstone Street, Longstone      2 bedroomed Flat      £ 595 pcm      Available 05/12/11**

The accommodation is very well proportioned throughout and comprises hallway with storage, excellent lounge with dining area, very well fitted and equipped kitchen, two large double bedrooms with storage, modern fitted bathroom with shower. Additionally the property benefits from gas central heating, double glazing and free on-street parking. Viewing is highly recommended! There are great local amenities including schools, leisure and shopping facilities on hand.

**16/10 Moncrieff Terrace, Newington      1 bedroomed Flat      £ 500 pcm      Available 05/12/11**

The accommodation comprises hallway, bright open-plan lounge kitchen with all appliances, spacious bedroom with storage, well fitted bathroom with electric shower. Additionally the property benefits from double glazing and timed electric heating. The property is on the doorstep of the Meadows and there are fantastic local amenities are on hand. Viewing is highly recommended!

**5 The Mount, Duns      1 bedroomed Flat      £ 495 pcm      Available Now**

The accommodation itself is very well presented and comprises hallway with storage, bright lounge with gas fire, fitted kitchen with utility area off, two good-sized double bedrooms, fully tiled bathroom. Additional benefits include full gas central heating and uPVC double glazing. There is a private parking area to the front of the property and a large private garden to the rear. The property is presented as part-furnished and may be fully or un-furnished by negotiation. Viewing is highly recommended!

**64A High Street, Haddington      1 bedroomed Flat      £ 450 pcm      Available Now**

The accommodation is very spacious and comprises hallway with storage, most impressive lounge with fireplace and ample space for a dining area, large double bedroom, modern bathroom with electric shower, good-sized kitchen with traditional range feature and washing machine. Additionally, the property benefits from gas central heating and has recently had new carpets fitted and fresh decoration throughout. Currently, the property is offered as unfurnished, however furniture may be arranged by negotiation. Viewing is highly recommended!

**80B North Street, Bo'ness      1 bedroomed Flat      £ 400 pcm      Available 01/12/11**

Completely refurbished, the property is superbly presented and comprises brand new fitted kitchen, open-plan lounge with dining area, large double bedroom, luxury fitted shower room. Additional benefits include electric storage and timed heating, new uPVC double glazing and full laminate flooring throughout. Available un-furnished, some furnishings may be available by negotiation. Viewing is absolutely essential!

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## Un-furnished Accommodation

**45 Cairns Gardens, Balerno**

**2 bedroomed Flat**

**£ 700 pcm**

**Available Now**

Access to and from the City is straight-forward as the area is within a short drive from the city bypass and is well-served by excellent bus routes. The accommodation is superbly presented and comprises hallway with storage, bright lounge with picture windows and 'schoolhouse' style feature radiator, newly fitted kitchen with appliances and back door to garden, two large double bedrooms – both with fitted storage, excellent fitted bathroom with power shower. Additionally the property benefits from gas central heating, uPVC double glazing and private manicured back garden. Viewing is absolutely essential!

**7 Hall Street, Peebles**

**2 bedroomed Double Upper**

**£ 350 pcm Available Now**

Walkerburn is well served with a post office/ village shop, village hall and two hotels, one of which has 4 stars and is run by an award winning chef. The County Town of Peebles lying some 8 miles to the west offers a wide variety of shopping and recreational facilities which include The Gytes Leisure Centre, Eastgate Theatre and swimming pool. Galashiels around ten miles east has a cinema complex and several High Street shops including Asda, Tesco, Marks & Spencer and Next. Recently renovated to an impressive standard, the accommodation comprises hallway with storage and stairs to upper level, lovely open-plan living / dining / kitchen with newly fitted units and appliances, master bedroom with fitted storage, additional single bedroom with fitted storage, luxury stylish bathroom with shower. There are incredible viewings of the rolling countryside from all rooms. Additionally, the property benefits from full gas central heating and double glazing. All fixtures, fittings and floor coverings are new. Furnishing may be available by negotiation. Council Tax Band: A Viewing is highly recommended!

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## **What do I do if I want to view one of these properties?**

To view any of our properties is simple; just give us a call or drop us an email with your contact number and we will arrange a time that is convenient to meet you at the property. Please bear in mind that we usually set up viewings a day in advance, as some of our properties may be tenanted and we must give tenants minimum 24 hour notice that we are coming round. That said, if the property is vacant and we can fit you in, we'll do our best to show you the property you like on the same day. If you arrange an appointment for the following day or a later date, we usually ask you to call and confirm in the morning around about 10am. Our diary can get pretty busy, so if you don't call we may have scheduled an appointment somewhere else and be unable to meet you.

## **I've been to an IME property and would like to reserve it – what do I need to do?**

Again, we try to make things easy for you, so all you need to do is pay 25% of the relevant deposit, in addition to the appropriate referencing fee. The deposit is typically set at 1.5 times the monthly rent although this varies depending on the conditions set-out by the landlord of the particular property – so it's always best to check with us at the time of viewing. Our referencing fees are set at £55 plus VAT for professional applicants and £75 plus VAT for student and tenants who are unemployed or in receipt of benefits. The fee is higher in these cases because we require parental or family member guarantor agreements and applications in addition to the individual's. Because of the nature of the referencing process, once the process is under way, any fees paid are non-refundable.

## **That all sounds great – how can I make payment of the holding deposit and referencing fee?**

For reasons of security and accountability, we do accept cash or cheques for holding deposits or referencing fees. We have a card terminal in our office which accepts most major debit and credit cards – so in fact you are able to call us and secure your property over the phone and have application forms emailed to you if you wish. Just remember that for debit cards we have a surcharge of 50p per transaction; however credit cards have a surcharge of 2.5%.

## **What does the application process require and how long does it take?**

The application process is straight-forward, IME have a self-contained form which requests all the information we need to validate your application; this involves information about your employment, educational or benefit status, together with current and previous landlord details. Assuming the information you provide is accurate then the procedure really shouldn't take more than a week or so to complete and indeed if we can make it sooner we will. Apart from that all we need is a copy of photographic ID, so either your passport, driving license or matriculation card would do.

## **How long would the lease be for and what type of tenancy would it be?**

The minimum length of lease is 6 months, although often longer terms can be negotiated to suit. The type of tenancy created is a short assured tenancy as per the Housing Scotland Act 1988. From time to time we may advertise properties available on short-term or holiday letting agreements.

## **Why should I rent a flat from IME?**

Well, we pride ourselves on being the best at what we do – which means we try and see things from our customer's perspective and provide the type of service that we would expect ourselves. IME provide 24 / 7 maintenance support to our tenants and have our own handyman service and skilled contractors to ensure that you have nothing to worry about during your tenancy. We also regularly run competitions through our social media sites; we've given away money off our referencing fees, discount meal vouchers and X-Box 360s so far, so it's worth checking these out from time to time! As you can see from our footer, we are also members of the major national regulatory bodies in the residential letting industry.

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