



Student Property List 2012-13

We have a great selection of properties available to pre-let now for the next academic year – we’ve tried to make things easy for those who maybe don’t know Edinburgh too well by including a guide for which properties suit which Universities best – the key is below. To view any of our properties contact us on 0131 228 4785, visit our website www.ime.co.uk or find us on our Facebook and Twitter pages!

Legend:

Code	University	Campus Codes	
EDN	University of Edinburgh	GS KB ART	George Square King’s Buildings Art College
NAP	Napier University	COL CRG MER	Colinton Road Craighouse Merchiston
HW	Heriot Watt University		
STV	Stevenson College		
TEL	Telford College		
QMU	Queen Margaret College		

IME Property Group 21 Fowler Terrace Edinburgh EH11 1DB
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As per the list, all bedrooms advertised are doubles unless specified – some rents are open to negotiation – if you don't ask, you don't get so feel free to chat to us about this. Also the first group to reserve a property for next year wins a fabulous mystery prize!

Address	Area	Beds	Rent	Best For Which Uni	Available
<u>Six Bedroomed Properties</u>					
313 Leith Walk	Newington	6	2200	TEL EDN (GS & KB)	June
<u>Five Bedroomed Properties</u>					
42 Morningside Road	Morningside	5	2100	NAP (CRG, COL & MER) EDN (GS & KB)	AVAILABLE NOW
1 Rankeillor Street	Newington	5	1995	EDN (KB & GS)	August
193 Bruntsfield Place	Bruntsfield	5	1995	EDN (GS) NAP (MER & CRG)	August
13 Leamington Terrace	THIS PROPERTY IS ALREADY PRE-LET!				
2 West Newington Place	Newington	5	1840	EDN (KB & GS)	August
81 Clerk Street	Newington	5	1800	EDN (KB & GS)	July
<u>Four Bedroomed Properties</u>					
53 Spottiswoode Street	THIS PROPERTY IS ALREADY PRE-LET!				
165 Dalkeith Road	Newington	4	1520	EDN (KB & GS)	August
5 Thirlestane Road	THIS PROPERTY IS ALREADY PRE-LET!				
23 Sciennes Road	Meadows	4	1470	EDN (GS)	September
66 East Claremont Street	New Town	4	1470	EDN (GS & KB)	June
21 Warrender Park Terrace	THIS PROPERTY IS ALREADY PRE-LET!				
21 Falcon Road West	Morningside	4	1365	NAP (CRG, COL & MER) EDN (GS & KB)	August
<u>Three Bedroomed Properties</u>					
113 Marchmont Road	Marchmont	3	1365	EDN (GS & KB)	August
14 Duff Street	Dalry	3	1155	HW NAP (MER)	July
114 Lauriston Place	Tollcross / Central	3	1200	EDN (ART & GS) NAP (MER)	August

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15 Cowan Road	Shandon / Polwarth	3	1155	HW NAP (COL, MER & CRG)	July
22 Lutton Place	Newington/ Meadows	3	1155	EDN (GS & KB) NAP (MER)	September
23 Melville Terrace	THIS PROPERTY IS ALREADY PRE-LET!				
2 Laichpark Place	Slateford	3	1050	HW NAP (MER, COL & CRG)	June
1 Lord Russell Place	Newington / Meadows	3	1105	EDN (GS & KB) NAP (MER)	June
84 Canongate	Royal Mile	3	1150	EDN (GS & KB)	June
6 West Powburn	Mayfield	3	1050	EDN (KB & GS)	July
3 Craighouse Park	Morningside	3	1050	NAP (CRG, COL & MER) HW	September
127 St John's Road	Corstorphine	3	1000	HW STV TEL	June
21 East Crosscauseway	THIS PROPERTY IS ALREADY PRE-LET!				
239 Dalkeith Road	Newington	3	1045	EDN (KB & GS)	Sep
47 Dundee Terrace	Fountainbridge	3	975	HW NAP (CRG, COL & MER) EDN (GS)	August
263 Dalkeith Road	Newington	3	950	EDN (KB & GS)	June
<u>Two Bedroomed Properties</u>					
17a West Crosscauseway	Newington	2	850	EDN (GS & KB) NAP (MER)	June
13 Langton Road	Newington	2	675	EDN (KB)	June
116 Polwarth Gardens	THIS PROPERTY IS ALREADY PRE-LET!				
6 Parkview	Musselburgh	2	650	QMU	June

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 these properties are tenanted and we must give tenants minimum 24 hour notice that we are coming round. If you arrange an appointment, 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 a 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 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 £75 plus VAT for students 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 educational 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. The same obviously extends to any guarantors you put forward.

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

The minimum length of lease is 6 months, however many of these properties are available on 9-12 month agreements. The type of tenancy created is a short assured tenancy as per the Housing Scotland Act 1988. Feel free to discuss the length of lease you require with us.

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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