



# Article Side

Search for Property to Rent Edinburgh; Finding Property, Rent and Responsibilities  
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The rental market in Edinburgh is on the lower side then in London. These are less susceptible to the more dramatic rises of house prices in London. First and foremost the amount of money you have to spend per month has a major implication on areas and accommodation that you can consider. Rarely are there negotiations involved in rent prices as finding tenants is not difficult for landlords.

## Finding Edinburgh property

When looking for Edinburgh property, there is the option of using a letting agent who deals professionally with renting out of properties. The advantages of using letting agents are that they can take the hassle of the entire search for accommodation. Their procedures for setting up tenancies are standardized and efficient. However, you will have to pay slightly more in rent than you would if you rented directly from a landlord. Some letting agents charge tenants if they successfully find them a property or have some kind of paid registration scheme, while others only charge landlords.

## The rent

Mostly the property to rent in Edinburgh comes furnished, complete with bedroom and living room furniture plus main kitchen appliances such as a fridge and washing machine. However, the rent can either be "inclusive" or "exclusive" of utility bills. When an Edinburgh property is advertised as inclusive, it mostly means the rent will cover the cost of gas, water and electricity. However, the council tax may or may not be included, hence you must confirm this. Telephone bills are almost always the tenant's responsibility. The properties that come with a dedicated parking space will also command a premium in terms of rent. Moreover, the properties at the expensive end of the market are most likely to have facilities like air conditioning, door staff or an on-site gym.

## Landlord and tenant responsibilities

It is the landlord's responsibility to carry out the major repairs to the property, the upkeep of gas appliances, which must be serviced annually.

On the other hand the tenants have a duty to keep the property they are renting and its contents in a good general order.

## Disputes between landlords and tenants

If there are problems between you and the landlord then you can always consider approaching the "citizen's advice bureau" which is a free advice service with local offices. The local authorities have a tenancy relations officer who can intervene in landlord and tenant disputes. They can be contacted through your local authority website.

Besides this there are also a number of laws and regulations which landlords must comply with, these include governing health and safety, harassment and discrimination. Hence you must always seek advice if you think that you are being treated unfairly.

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Calum Rendall is a marketing officer for Greenlet, property lettings website in Edinburgh. If you want more information to a [rent flat in edinburgh](#), please visit a [for rent edinburgh](#).

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