

Freed Market



- Market Overview ■ National Trends
- Spotlights: Edinburgh, Glasgow, Aberdeen, Dundee & more
- Agent Views ■ Postcode & Town Analysis: Localised Rental Prices
- Pipeline: BTR & MMR news
- SAL: Changes to Rent Increase Rules
- ESPC: Edinburgh's Property Market Kicks Off 2025 with Strong Growth
- TC Young: What You Need to Know When a Tenant Terminates a PRT
- SafeDeposits: Charity Focus Broadened to Address Housing Needs

Market Overview

Scotland's Private Rented Sector (PRS) received a welcome surprise in first quarter of 2025 with the signalling for the end of rent caps within tenancies to commence on the 1st of April 2025. Whilst the long-term prospect of controls remain, the lettings industry was at least able to enjoy a sigh of relief to operate as a free market once again for the first time in over two years.

Indeed, growth for new lets in the Scottish PRS continued to ease in the first quarter of 2025, moving steadily back towards its pre 2022 long-term average broadly tracking inflation. Current figures for the open market in the sector's largest geographical areas no longer provide a mandate for controls. Arguably, from the perspective of the industry, it is a slowdown to be welcomed.

TTLs lengthened, but without widespread reduction in rents during a period where stock levels were significantly elevated above recent norms. Landlords who may have been resisting rent reductions

may now relent given the newfound confidence of a free rein to potentially increase to market value after one year if rents rise.

Market balance, for so long tipped in favour of demand, turned to supply providing more choice for tenants. Smaller properties continued to rent quickly but a notable slowdown was reported for larger, high end properties in the non-HMO market. Seasonal demand for student properties underpinned four bed properties, on average, renting as quickly as last year.

With the nature of forthcoming rent controls clarified as capped at CPI plus one and with amendments to the Housing Bill now seeking to include exemptions for Build to Rent (BTR), there is once again hope that increase to supply in urban hotspots, where rental appreciation had been above inflation prior to the emergency regulations, can materialise providing a superior moderating impact on the market than any control mechanism.

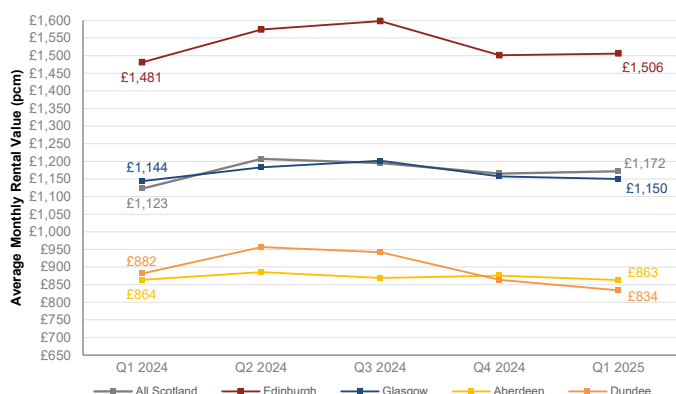
The Scottish Government has

opened a new consultation on the matter which, if permitted, may render the entire prospect of rent controls obsolete in practice. With single developments capable of adding 100s of properties, BTR has the potential to sustainably shift market balance in an era where new entrants for small scale landlords may remain constrained.

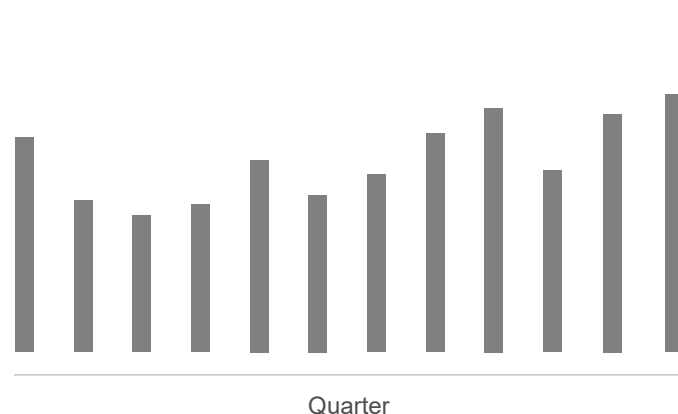
The consultation also seeks feedback on certain scenarios, principally to provide for a landlord to recoup on investments made to improve the quality of the property, such as for energy efficiency.

Agents report mixed sentiment on the state of the buy to let market for new entrants, however, the abolition of temporary rent control measures within tenancies has been welcomed at a time where mortgages are tipped to continue falling in 2025, despite general economic uncertainty. The outlook for Scotland's PRS is a little brighter this year leading into spring.

Scottish Monthly Rent Analysis (Q1 2024 - Q1 2025)



Scotland - Average Stock Levels (Q2 2022 - Q1 2025)



Citylets commentary is provided by Thomas Ashdown. Please direct media enquiries to press@citylets.co.uk or hello@citylets.co.uk for general enquires about our reports and statistics.

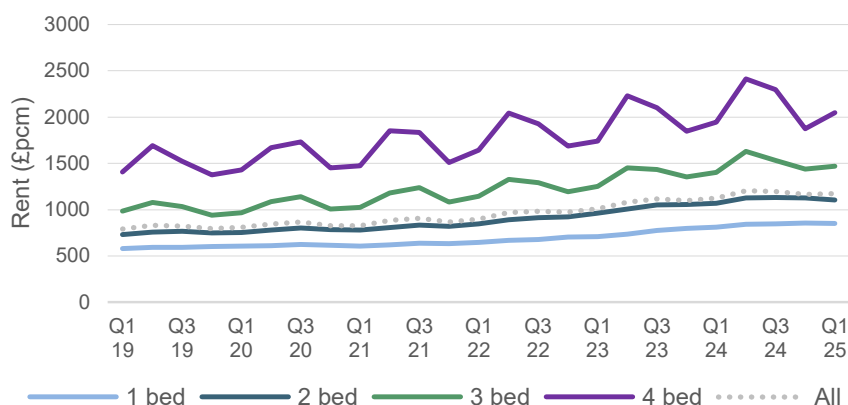
citylets.co.uk

Scotland

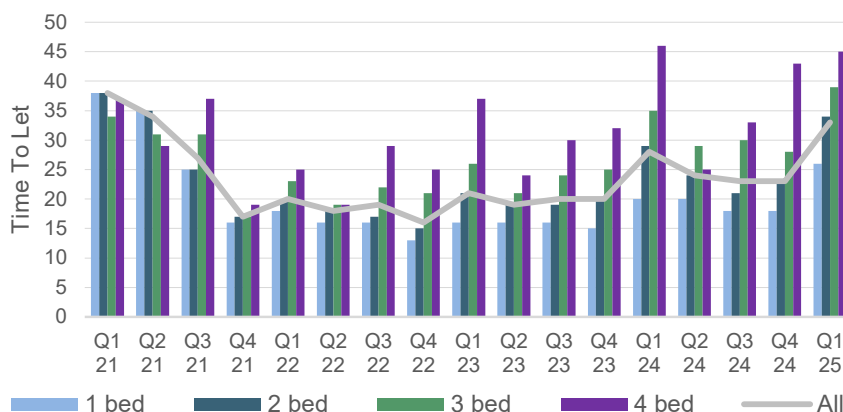
Market Overview - Q1 25

Beds	Average Rent	Rent Change 1yr	Rent Change 5yrs	Rent Change 10yrs	Av. TTL (days)	TTL Change YoY	Let within a week	Let within a month
1 bed	£851	4.7%	40.7%	58.2%	26	6	20%	68%
2 bed	£1,107	3.6%	46.8%	59.3%	34	5	14%	55%
3 bed	£1,469	4.6%	51.6%	55.4%	39	4	16%	51%
4 bed	£2,048	5.3%	43.4%	42.9%	45	-1	12%	44%
All	£1,172	4.4%	44.5%	56.1%	33	5	16%	58%

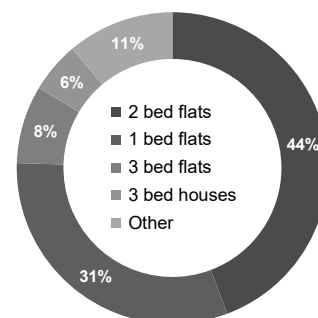
Average Rent (pcm) by Number of Bedrooms



Average Time To Let (TTL) by Number of Bedrooms



Market Composition



Rental Index

(base: Q1 08)

Year	Q1	Q2	Q3	Q4
2008	100.0	101.6	102.8	100.2
2009	98.8	98.1	99.2	97.7
2010	98.9	101.4	100.6	99.8
2011	100.3	102.8	103.9	101.7
2012	102.9	104.2	105.0	104.0
2013	104.7	107.4	106.5	105.1
2014	108.4	112.1	114.1	113.5
2015	116.4	118.1	117.4	115.7
2016	118.9	120.5	120.2	114.6
2017	119.1	122.3	119.7	113.8
2018	120.9	123.9	122.3	119.5
2019	122.9	129.1	127.3	123.6
2020	125.7	130.9	134.1	128.1
2021	128.1	136.9	140.5	134.7
2022	138.9	150.4	152.1	150.7
2023	156.1	167.6	172.9	170.1
2024	174.1	187.1	185.3	180.6
2025	181.7			



Karen Turner - Rettie & Co.

"The first quarter of 2025 began slowly with a large number of properties sitting on the market which was from the rush to list pre-Christmas. Properties are now beginning to let and we are seeing an increase in tenant enquiries which naturally happens come spring. The temporary rent cap expires on 31st March for in-tenancy rent increases and it will be interesting to see how landlords and the market reacts. Interestingly buy-to-let activity is growing, Q3 2024 saw a 6.5% rise in buy-to-let lending. Hopefully an encouraging sign for the sector as we move through 2025."



More Homes More Quickly

We believe that Scotland's housing emergency can only be addressed with an approach centred on providing **More Homes More Quickly**.

We work with stakeholders from across the private, public and political spectrum to highlight the positive social and economic benefits derived from the provision of **More Homes More Quickly**.

We seek to inform, educate and influence the policies and politics to provide a stable and transparent legislative framework that encourages the delivery of **More Homes More Quickly**.

The current Housing (Scotland) Bill includes proposals for rent control which could cause significant damage to the rented sector.

To support our efforts to amend this please sign up to support us at:

www.mhmq.co.uk



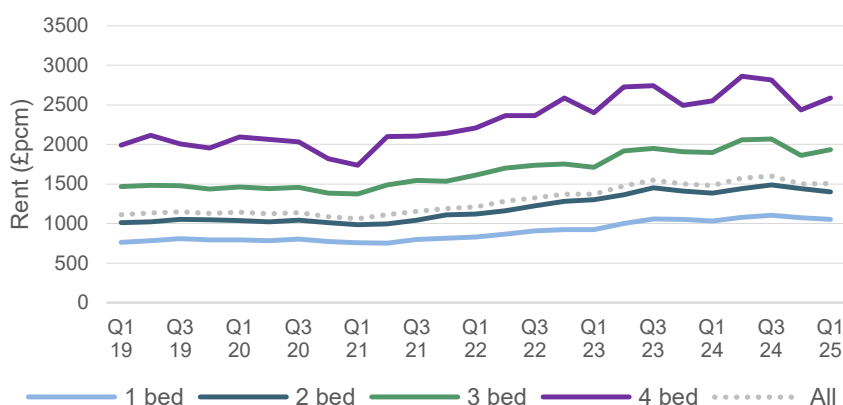
More Homes More Quickly

Edinburgh

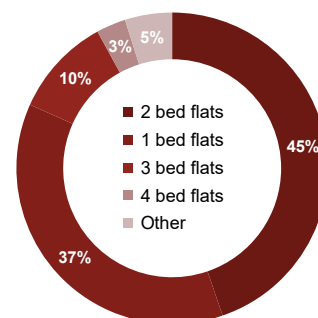
Market Overview - Q1 25

Beds	Average Rent	Rent Change 1yr	Rent Change 5yrs	Rent Change 10yrs	Av. TTL (days)	TTL Change YoY	Let within a week	Let within a month
1 bed	£1,055	1.9%	33.0%	70.4%	24	6	18%	70%
2 bed	£1,402	1.2%	34.8%	69.9%	35	4	10%	53%
3 bed	£1,935	2.1%	32.1%	61.1%	45	5	11%	43%
4 bed	£2,588	1.4%	23.5%	54.8%	48	0	8%	41%
All	£1,506	1.7%	31.9%	65.1%	33	5	13%	58%

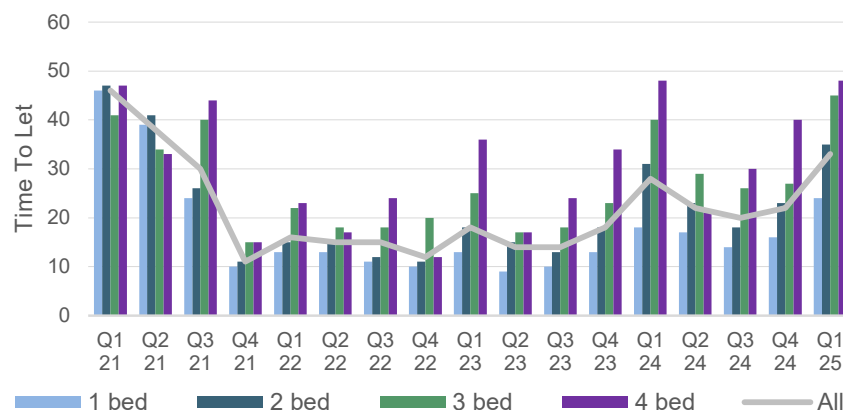
Average Rent (pcm) by Number of Bedrooms



Market Composition



Average Time To Let (TTL) by Number of Bedrooms



Rental Index

(base: Q1 08)

Year	Q1	Q2	Q3	Q4
2014	113.5	115.1	117.3	120.5
2015	122.1	123.6	126.1	127.2
2016	130.1	132.0	135.6	131.7
2017	136.9	138.8	140.3	136.0
2018	142.2	145.5	148.3	146.6
2019	149.3	151.5	153.7	151.4
2020	152.9	150.2	152.5	145.2
2021	142.3	149.3	154.9	159.6
2022	162.5	171.8	177.6	183.4
2023	183.7	197.7	207.0	201.2
2024	198.3	210.7	213.9	200.9
2025	201.6			

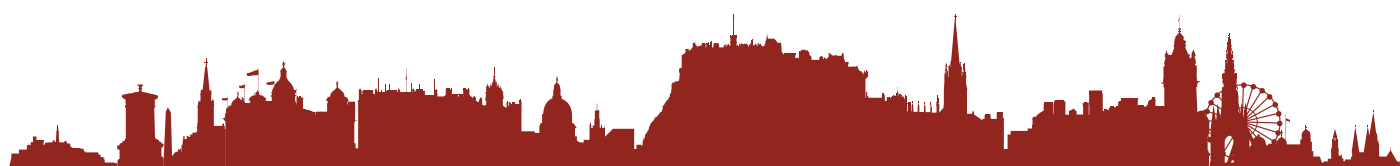
Yield by Popular Postcodes (Flats)

	2020	2021	2022	2023	2024
EH3	3.6%	3.8%	4.0%	4.7%	4.8%
EH7	5.0%	5.1%	5.5%	6.5%	6.3%
EH8	6.6%	6.4%	6.8%	8.2%	8.5%
EH9	4.7%	4.8%	5.2%	5.4%	6.3%
EH10	3.8%	3.9%	4.0%	5.0%	4.7%
EH11	5.6%	5.3%	5.6%	6.5%	7.0%
EH12	4.7%	4.6%	5.0%	5.8%	5.8%



Harry Crombie - Burgh Property

"The lettings market is showing positive signs as we leave what has been a tricky few months behind us. 2024 saw a less than modest rental increase over the year, compared with what we have seen in recent years, with the average time to let picking up also. There has been more supply in recent months as tenants have found better buying opportunities away from renting. However, we are now seeing a dip in supply levels and more urgency from prospective tenants. Rent levels generally remain as strong as ever, though landlords must remember to continue investing in their assets to keep them at a high rentable standard."

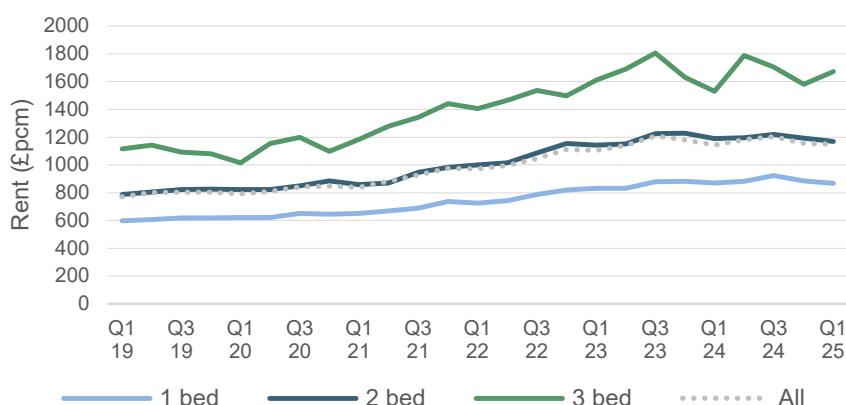


Glasgow

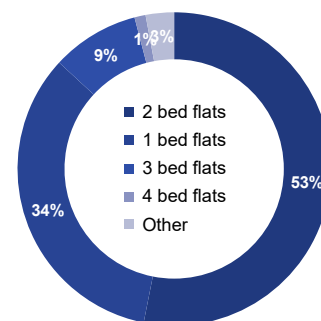
Market Overview - Q1 25

Beds	Average Rent	Rent Change 1yr	Rent Change 5yrs	Rent Change 10yrs	Av. TTL (days)	TTL Change YoY	Let within a week	Let within a month
1 bed	£866	-0.6%	39.7%	72.5%	27	7	24%	68%
2 bed	£1,170	-1.7%	42.0%	69.6%	36	6	13%	53%
3 bed	£1,673	9.4%	64.7%	76.1%	40	2	15%	48%
4 bed	£2,140	5.6%	70.4%	38.3%	49	-1	20%	40%
All	£1,150	0.5%	45.2%	69.4%	33	5	17%	57%

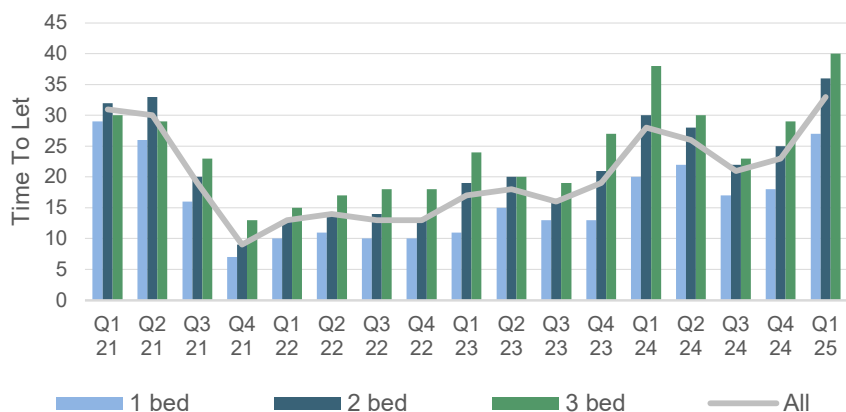
Average Rent (pcm) by Number of Bedrooms



Market Composition



Average Time To Let (TTL) by Number of Bedrooms



Rental Index

(base: Q1 08)

Year	Q1	Q2	Q3	Q4
2014	110.8	115.7	118.0	118.7
2015	119.8	120.8	120.6	123.6
2016	125.2	126.8	129.3	128.6
2017	130.5	133.2	131.9	130.9
2018	132.1	134.6	138.4	136.0
2019	136.2	140.9	141.6	141.4
2020	139.7	142.9	148.3	149.4
2021	147.8	155.6	163.7	172.0
2022	171.4	175.8	184.3	195.9
2023	194.9	201.2	213.1	207.9
2024	201.8	208.6	212.0	204.1
2025	202.8			

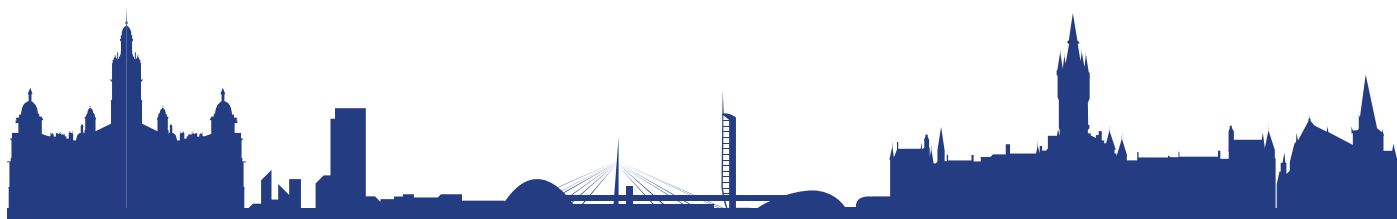
Yield by Popular Postcodes (Flats)

	2020	2021	2022	2023	2024
G1	5.8%	6.2%	7.1%	8.1%	7.8%
G2	5.9%	6.6%	8.9%	9.9%	9.0%
G3	5.3%	5.0%	5.8%	6.4%	6.3%
G4	5.9%	6.0%	6.3%	7.8%	8.0%
G5	6.4%	6.7%	6.8%	8.0%	7.4%
G11	5.2%	5.3%	5.7%	6.5%	6.2%
G12	4.2%	4.5%	4.7%	5.0%	5.3%



Jennifer McMillan - Pacitti Jones

"The primary concern we have is the shortage of new landlords entering the market, along with existing landlords opting to sell their properties when tenants move out instead of re-listing them for rent. The increase in ADS from 6% to 8% is expected to position Scotland as the most expensive region in the UK for landlords. As more landlords decide to exit, the availability of rental properties decreases, making it harder for tenants to find suitable housing. With fewer options available, it's becoming increasingly challenging to meet everyone's needs."

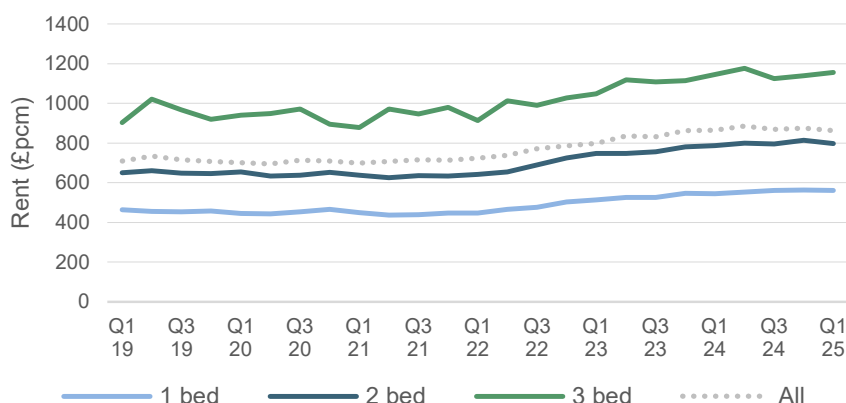


Aberdeen

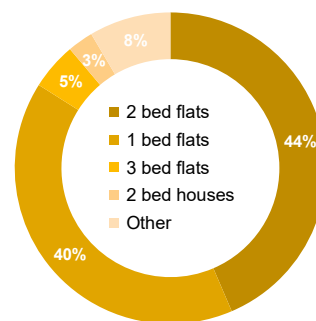
Market Overview - Q1 25

Beds	Average Rent	Rent Change 1yr	Rent Change 5yrs	Rent Change 10yrs	Av. TTL (days)	TTL Change YoY	Let within a week	Let within a month
1 bed	£562	3.1%	26.0%	-18.6%	29	6	15%	63%
2 bed	£798	1.3%	21.8%	-24.2%	43	7	12%	47%
3 bed	£1,157	1.0%	23.0%	-14.7%	40	-4	13%	44%
4 bed	£1,578	-9.1%	17.3%	-24.2%	56	4	8%	20%
All	£863	-0.1%	22.9%	-20.8%	38	5	13%	52%

Average Rent (pcm) by Number of Bedrooms



Market Composition



Average Time To Let (TTL) by Number of Bedrooms



Rental Index

(base: Q1 08)

Year	Q1	Q2	Q3	Q4
2014	120.5	122.5	120.6	125.4
2015	123.1	117.9	112.4	105.5
2016	97.7	93.9	93.7	89.2
2017	86.8	89.0	87.5	85.3
2018	83.2	83.6	84.2	80.8
2019	80.2	82.9	80.9	80.0
2020	79.3	78.6	80.7	80.1
2021	79.0	79.9	80.8	80.7
2022	81.7	83.4	87.2	88.8
2023	90.2	94.4	94.0	97.5
2024	97.6	100.1	98.2	99.0
2025	97.5			

Yield by Popular Postcodes (Flats)

	2020	2021	2022	2023	2024
AB10	5.3%	5.3%	6.0%	7.2%	7.7%
AB11	6.2%	6.1%	6.6%	8.3%	8.4%
AB15	5.2%	5.4%	5.5%	7.0%	6.3%
AB24	7.3%	7.4%	8.2%	9.9%	9.9%
AB25	5.6%	5.8%	6.7%	7.9%	8.4%



Chris Minchin - Winchesters

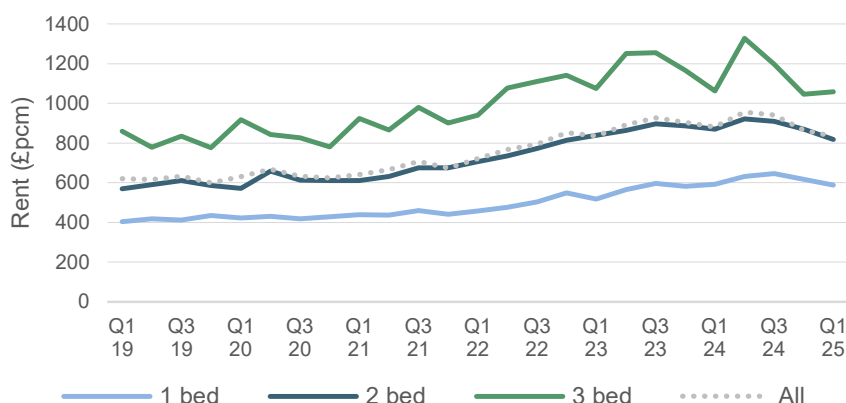
"Q1 of 2025 in Aberdeen has been steady with well-presented properties moving well and returning good rental figures. In contrast, older and tired properties have been lagging on the market. We have seen an increase in demand for 2 bedroom properties with people choosing to flat share, something that has been lacking over the past few years when 1 bedroom properties were lower priced. Q2 stock levels are looking healthy and viewings are picking up in line with seasonal norms."

Dundee

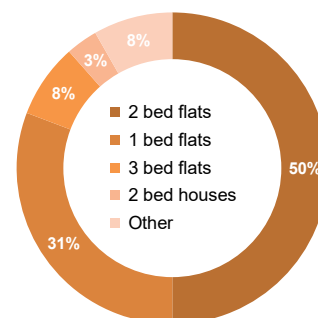
Market Overview - Q1 25

Beds	Average Rent	Rent Change 1yr	Rent Change 5yrs	Rent Change 10yrs	Av. TTL (days)	TTL Change YoY	Let within a week	Let within a month
1 bed	£589	-0.7%	40%	54%	34	14	15%	47%
2 bed	£819	-5.9%	43%	46%	38	12	16%	44%
3 bed	£1,059	-0.4%	15%	33%	37	-16	21%	42%
All	£834	-5.4%	32%	42%	37	10	17%	46%

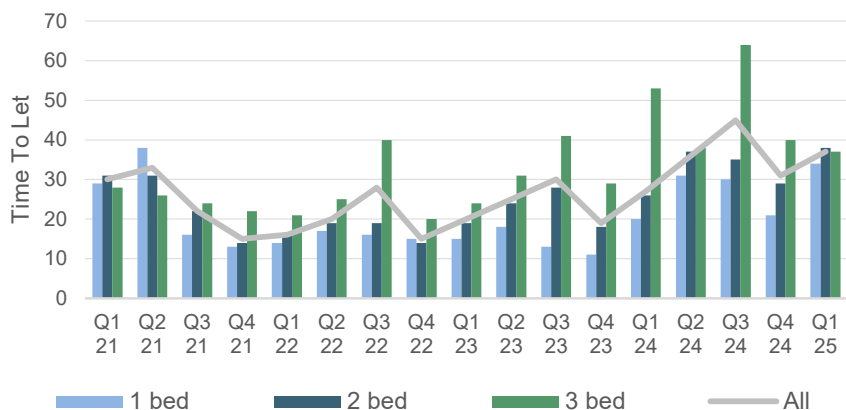
Average Rent (pcm) by Number of Bedrooms



Market Composition



Average Time To Let (TTL) by Number of Bedrooms



Rental Index

(base: Q1 10)

Year	Q1	Q2	Q3	Q4
2014	103.3	97.4	98.4	94.6
2015	101.9	103.8	99.7	99.0
2016	107.6	104.0	102.4	103.6
2017	105.9	104.7	101.4	95.8
2018	106.6	107.3	104.9	100.3
2019	107.6	106.9	109.9	104.2
2020	109.4	116.0	109.9	108.5
2021	111.5	115.5	122.7	117.2
2022	125.3	133.2	137.8	148.1
2023	145.0	154.7	161.1	156.9
2024	153.1	166.1	163.5	150.0
2025	144.8			

Yield by Popular Postcodes (Flats)

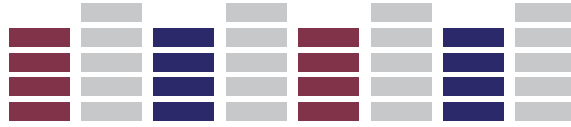
	2020	2021	2022	2023	2024
DD1	6.7%	7.1%	8.9%	9.5%	9.0%
DD2	6.3%	6.3%	7.6%	9.0%	8.9%
DD3	7.3%	7.1%	8.4%	9.5%	10.2%
DD4	7.0%	7.0%	8.8%	11.0%	10.3%
DD5	4.5%	4.5%	4.8%	5.8%	5.2%



Eilidh Finlayson - Finlayson Gore

"Q1 of 2025 saw the market continue to thrive and the number of landlord's exiting the PRS plateau - a relief for agents and tenants alike. The largely unpredicted lifting of most rent review restrictions was a very welcome development amid a very trying post Covid climate and has allowed landlords to access the viability of their PRS portfolios - an important factor in stemming the flow of landlords selling up. While this is perhaps a daunting prospect for tenants who have benefited from limited rent uplifts in recent years, the positive impact on property supply can only improve tenants' ability to secure suitable properties."





LET'S TALK

Podcast channel dedicated to all things property letting- investment, legislation, rights, responsibilities and more.

Stay up to date with the news and views from around the world of property letting.

Subscribe now:



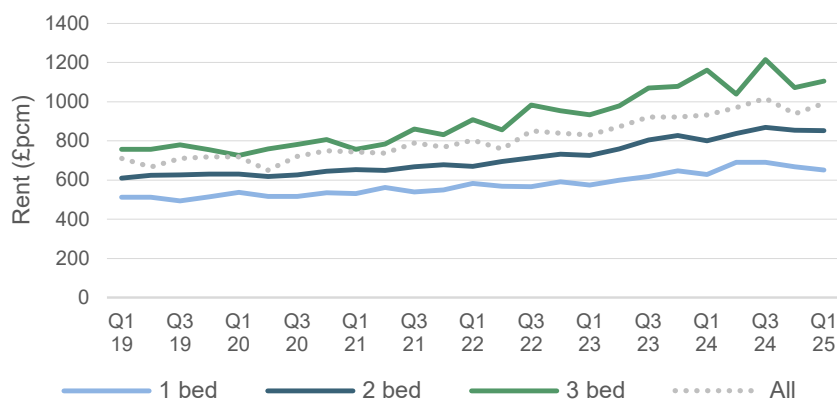
citylets.co.uk/podcasts

West Lothian

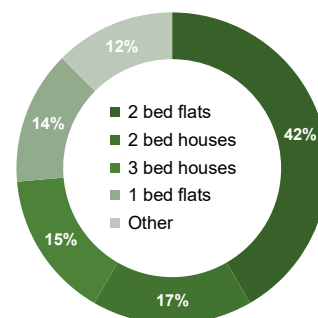
Market Overview - Q1 25

Beds	Average Rent	Rent Change 1yr	Rent Change 5yrs	Rent Change 10yrs	Av. TTL (days)	TTL Change YoY	Let within a week	Let within a month
1 bed	£650	3.5%	21.0%	51.5%	25	16	27%	73%
2 bed	£851	6.4%	35.1%	53.9%	30	12	5%	55%
3 bed	£1,105	-4.7%	52.2%	76.2%	33	9	0%	58%
All	£991	6.4%	37.8%	61.4%	29	8	8%	59%

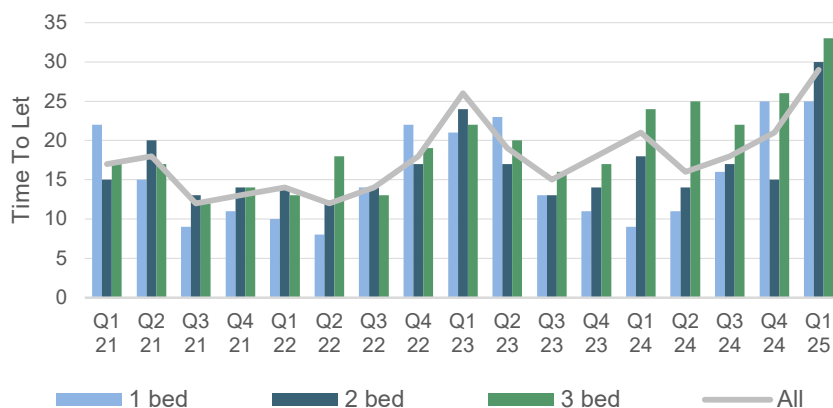
Average Rent (pcm) by Number of Bedrooms



Market Composition



Average Time To Let (TTL) by Number of Bedrooms



Rental Index

(base: Q1 08)

Year	Q1	Q2	Q3	Q4
2014	103.3	103.6	105.2	104.1
2015	105.9	105.7	107.9	110.0
2016	107.4	112.4	113.3	115.3
2017	113.1	112.9	114.7	114.7
2018	118.3	117.6	120.0	120.5
2019	122.4	115.0	122.6	124.0
2020	124.0	112.1	124.1	129.3
2021	128.3	126.9	136.0	132.6
2022	138.4	130.5	146.7	144.5
2023	143.1	150.2	159.0	159.0
2024	160.5	167.1	175.3	161.9
2025	170.9			

Yield by Popular Postcodes (Flats)

	2020	2021	2022	2023	2024
EH48	7.0%	6.8%	6.8%	7.2%	7.7%
EH49	5.2%	4.8%	4.1%	5.6%	5.2%
EH54	6.7%	6.7%	6.8%	7.0%	7.7%



Pat Mavor - Mavor & Company

"Stability has been the word to describe Q1. Landlords haven't been leaving the sector, which is pleasing and shows that the uncertainty over the Housing Scotland Bill is being offset by the clarity over the rent cap removal. Tenants have tended to stay put rather than look for different homes; lower rental rates in long-tenanted properties being more appealing than moving to a property with a higher market rate rent. It is hoped that spring's Q2 will see the buds of new investors start to bloom into the market."

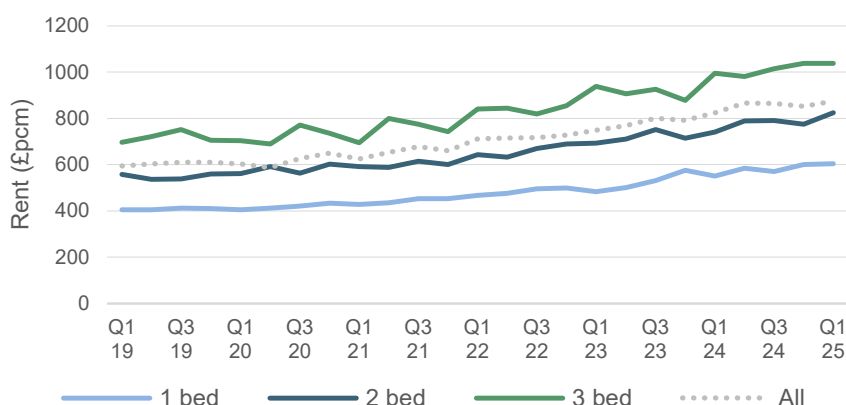


South Lanarkshire

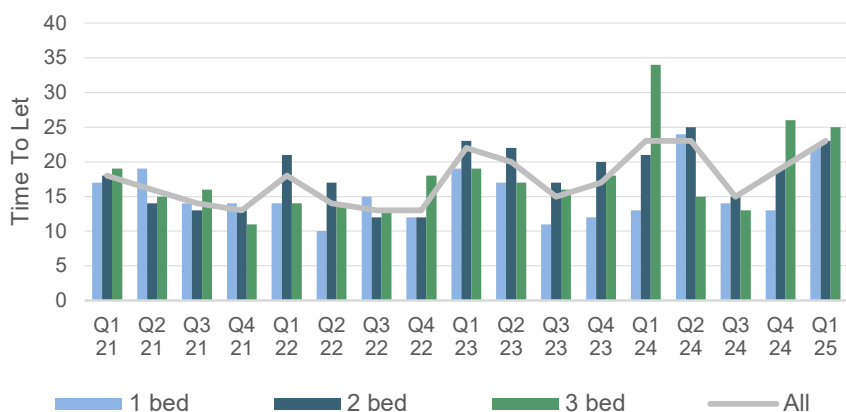
Market Overview - Q1 25

Beds	Average Rent	Rent Change 1yr	Rent Change 5yrs	Rent Change 10yrs	Av. TTL (days)	TTL Change YoY	Let within a week	Let within a month
1 bed	£604	9.6%	48.8%	61.5%	22	9	26%	77%
2 bed	£824	11.2%	46.6%	69.5%	23	2	33%	75%
3 bed	£1,037	4.2%	47.3%	62.0%	25	-9	32%	77%
All	£875	6.2%	45.1%	58.2%	23	0	31%	76%

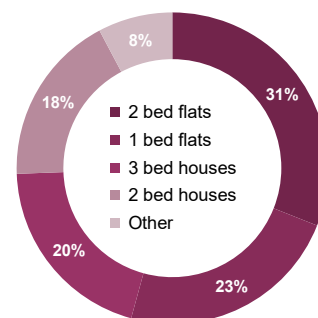
Average Rent (pcm) by Number of Bedrooms



Average Time To Let (TTL) by Number of Bedrooms



Market Composition



Rental Index

(base: Q1 08)

Year	Q1	Q2	Q3	Q4
2014	95.9	103.1	104.1	95.6
2015	101.8	104.1	102.4	104.1
2016	101.1	105.3	108.3	105.3
2017	106.3	106.4	105.5	109.2
2018	107.0	110.7	107.6	106.3
2019	109.4	111.0	112.3	112.5
2020	111.0	108.1	115.5	119.7
2021	115.1	120.3	124.7	121.5
2022	131.1	131.7	132.0	134.1
2023	137.9	141.4	147.3	145.7
2024	151.7	159.5	159.3	156.9
2025	161.1			

Yield by Popular Postcodes (Flats)

	2020	2021	2022	2023	2024
G71	4.9%	6.1%	5.5%	5.9%	5.3%
G72	7.4%	8.2%	7.7%	9.0%	8.2%
G73	6.6%	6.5%	7.1%	7.2%	8.0%
G74	6.7%	6.6%	7.1%	8.1%	8.2%
G75	7.9%	8.0%	7.9%	9.1%	9.2%

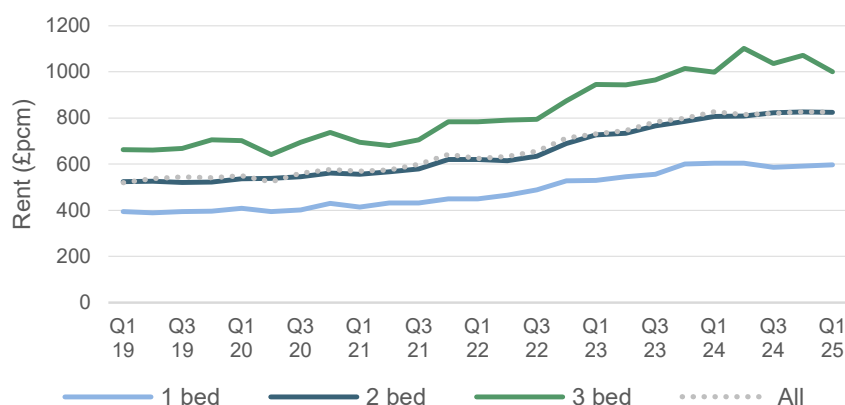


Renfrewshire

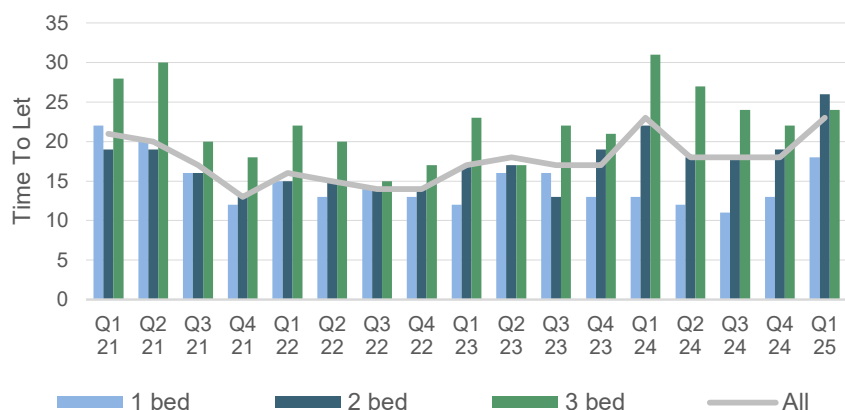
Market Overview - Q1 25

Beds	Average Rent	Rent Change 1yr	Rent Change 5yrs	Rent Change 10yrs	Av. TTL (days)	TTL Change YoY	Let within a week	Let within a month
1 bed	£597	-1.2%	46.3%	68.6%	18	5	35%	77%
2 bed	£824	2.2%	53.7%	71.7%	26	4	21%	63%
3 bed	£1,000	0.1%	42.7%	56.7%	24	-7	14%	59%
All	£826	-0.1%	50.2%	72.8%	23	0	25%	67%

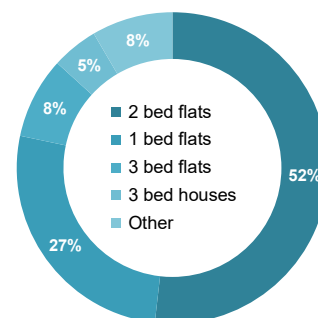
Average Rent (pcm) by Number of Bedrooms



Average Time To Let (TTL) by Number of Bedrooms



Market Composition



Rental Index

(base: Q1 08)

Year	Q1	Q2	Q3	Q4
2014	100.6	98.1	103.8	104.0
2015	100.2	108.6	105.5	104.8
2016	107.5	107.5	106.1	108.2
2017	102.9	108.6	111.3	110.3
2018	107.1	110.9	110.7	109.2
2019	109.0	112.8	114.3	113.4
2020	115.3	109.9	117.6	120.8
2021	119.5	120.3	125.8	134.6
2022	130.8	132.7	137.7	149.5
2023	153.2	156.2	164.2	167.3
2024	173.4	170.6	171.9	173.4
2025	173.2			

Yield by Popular Postcodes (Flats)

	2020	2021	2022	2023	2024
PA1	7.4%	7.3%	7.5%	9.0%	8.9%
PA2	6.4%	6.6%	7.4%	8.9%	8.0%
PA3	8.4%	8.4%	8.7%	10.6%	11.2%
PA4	7.7%	7.3%	7.4%	8.7%	8.8%
PA5	8.2%	7.8%	7.3%	8.6%	9.5%



Jacqueline McLelland - Castle Residential

"With the fairer seasons approaching, one can detect a change in the rental market. Where the demand for smaller properties has increased, overtaking the demand for larger ones. The market proves to be strong, rental prices seem to be on the increase more so for 1-2 bedrooms, however we have found the demand for family homes is still steady. There also seems to be no preference for furnished or unfurnished properties, compared to past experience, all seem to be very popular thus allowing landlords flexibility and the properties to let themselves."



Agent Views

Scottish letting agents give us their views on their local market.

Northwood, Aberdeen – Scott Morrison



"Q1 has seen a steady amount of move ins but there have been quite a number of landlords enquiring about selling, with some committing despite low property sale prices creating more deficit in the level of stock, but some of this will return as they refurb and re-let. Generally, I predict there will be another busy summer as demand continues to be high and not enough stock available. Levels of enquiries have been a little unpredictable with a busy January, quieter February and March picking up again but we have already seen students looking for the summer months, keen to get ahead of the rush."

Cairn Lettings, Glasgow – Fiona Herbin



"In the first quarter of 2025, our lettings team have been extremely busy due to a significant increase in available properties throughout Glasgow and surrounding areas from the end of 2024. The rental market in Glasgow and Edinburgh has been buoyant with properties being reserved quickly with multiple notes of interest received at the sought after rental figure. Due to the change in the HMO market, we are seeing many of our landlords invest money into their properties during void periods ensuring their portfolio remains at a high quality, making them more attractive and improving their assets."

ESPC Lettings, Edinburgh – Nicky Lloyd



"Investment in the buy-to-let market started slowly in Q1 of 2025, due to the announcement of the increase of ADS, but with changes to rent controls we're seeing landlords being tempted back to the market. Tenant demand remains strong, although higher-end properties are taking longer to let and one-bedroom furnished properties are still the highest in demand. There has also been a surge in tenants looking for new properties because their landlords are selling, meaning a rapid increase in a competitive market."

Watt Property, Edinburgh – Pauline Smith



"Watt Property have observed a notable shift in the residential rental market this year. Rental property availability has increased significantly, with supply levels at the highest we've seen for a number of years. This rise is likely to be a direct result of the restrictions on short term lets, with many transferring over to the long term market. This rise in supply and slight decline in tenant demand has led to longer letting times and downward adjustments to the market rents. Despite this, the market remains competitive, particularly for one-bedroom properties."



1LET, Edinburgh – Ken Bell

"1Let experienced a steady start to 2025 with supply and demand evenly matched. Time to Let remained low with sub £1k p/m properties moving the quickest. We experienced a surge in new business enquiries from property owners who are moving on but deciding

to retain the property and rent it rather than sell. An emerging general trend is landlords with one property deciding to leave the market whilst landlords with multiple property portfolios are adding additional properties to strengthen their position in the market. Overall confidence for 2025 is high with favourable conditions for both landlords and tenants."

Chapmans, Edinburgh – Laura Chapman

"As of March 2025, the Edinburgh rental market is transitioning as the emergency rent cap legislation ends on April 1st. This provides more flexibility for landlords but requires caution due to ongoing debates about future rent caps and the current high supply levels. The market has seen consistently over 1,000 available rental properties which is giving tenants more options and affecting demand and thus price. High-end properties have seen slight declines due to changes in tenant preferences (less working from home, cost of living) and short-term let regulations have seen greater supply. One-bedroom properties are in high demand."

Macleod Lettings, Glasgow – Ross Macleod

"Q1 saw a slower than normal uptake in lettings, however as we progress into the end of Q1 the market has started to rally. Whilst excessive taxation is keeping investors from the PRS to the detriment of affordable rents, we are seeing landlords seeking to switch agents for a more personalised service. However, long term, unless our government listen to the stakeholders of our industry and stop seeing private landlords as piggy banks to be raided, the housing shortage in Scotland will continue. The sooner we have a competent economist ruling on taxes, the sooner the industry can provide much needed homes."

Glasgow Property Letting, Glasgow – Colin Macmillan

"The PRS market has been fairly steady in the West with healthy new instructions of good calibre coming to the market along with some overseas/expatriate investors happy to enter the market. On the flip side, a few mature landlords have decided to cash in and exit the market. Enquiry levels are noticeably down year on year and the overseas student market will no doubt take a hit with the global economic conditions especially from China. It is likely that a majority of landlords are getting prepared for institutional rent rises across the board to get rents more in line with the current market."

Cullen Property Ltd, Edinburgh – Steve Coyle

"Q1 has seen a busy start to 2025. 1-bed flats below £1,000 pcm are in high demand, whilst 2-bed flats have seen rents ease slightly following increased supply through autumn/winter. The city's HMO market is showing early signs of replicating the

pattern of previous years, with broadly half of tenants staying and half leaving, but with new market rents typically now being in the region of £700 - £800 pcm for a room in a shared flat. Despite ADS increases and challenging borrowing conditions, investor activity remains steady if not increasing, as the attraction of bricks/mortar as a safe haven for wealth rises again in an uncertain world."

The Flat Company, Edinburgh – Matthew Wilcken

"In Q1 2025, Edinburgh's rental market experienced a notable shift. The number of available rental properties surpassed 1,200, the highest in over three years, leading to a cooling of rental inflation.

Meaning constant market assessment is required to avoid increased time to let and ensure properties are listed at the correct rental to attract long term tenants. On the sales front, improved affordability and lower mortgage rates have bolstered buyer confidence, with first-time buyers accounting for approximately 36% of transactions. Additionally, the impending reduction of the zero-tax stamp duty threshold in April 2025 has accelerated house sales."

Property First, Edinburgh – Tom Ferrington

"The last quarter has seen a dramatic slowing of the market. Up to Q3 2024 most of our adverts were only live for 15-20 minutes whereas now they're staying up for days and weeks. We're conducting multiple viewings instead of a single viewing with pre-selected candidates. Most landlords are still keen to get the high prices they've become used to over the past three years or more so we haven't seen a drop off in asking price that would help get the market moving."

Clan Gordon, Edinburgh – Hannah Doig

"The first quarter of 2025 has seen a significant shift in the rental market, with approximately 1,200 properties becoming available since February. This increase in supply gives tenants more options than we've seen in recent years. As a result, landlords must ensure their properties are well-maintained and priced competitively based on local demand and comparable listings. Additionally, Q1 has seen a rise in landlords seeking to switch agencies, highlighting the importance of service and support in this increasingly competitive market."

One Stop Properties, Glasgow – Wendy Gallagher

"The first quarter of 2025 was busier than last year which was encouraging, however over winter we observed a huge surplus of available properties across the city, so supply outstripped demand and some rents were reduced to combat increasing TTLs. Our observation is that the reduction of international students has had a detrimental impact on the PRS due to the UK Government ending the inclusion of family members on student visas. The trend of landlords leaving the PRS has continued in 2025 unfortunately, although we have managed to retain some of the rental properties as they have passed from one investor to another."

Cox & Co., Edinburgh – Mike Erskine

"Tenant change overs have continued to be higher than usual after the festive period and into Q1 2025. TTLs have crept up a little bit and we feel there is a bit of settlement in the market in terms of property rental prices, showing a potential slowing of the growth or rent prices. Demand remains high for 1 and 2 bedroom mid-market properties where the prices are set fairly. The rent increase caps being removed in favour of a fair increase to market value process have been very welcome and we are looking forward to continued growth in the months ahead."

Western Lettings, Glasgow – Sandra Munro

"The Glasgow rental market in Q1 has continued to remain slow. We would generally expect to see a slow market as we leave Q4, but this naturally tends to pick back up midway into Q1. This has not happened this quarter. Rental prices remain high despite tenant demand falling. We have found that landlords have continued to exit the market, with new business being almost non-existent. As we near the end of the quarter, it is only now that we are beginning to see an increase in new business. As we move further into 2025, the implementation of an 8% ADS is likely to increase the financial barriers to property investment in Glasgow."

Rentlocally.co.uk, Edinburgh – Derek Hawson

"The first quarter was rather slow and new property numbers were down compared to previous years. That said, the quality of the new stock does seem greatly improved. Edinburgh remains a good bet for new landlords seeking to enter the market with rents at an all-time high, although there may be signs of a softening as affordability is pushing tenants further out of town. Larger, non HMO properties can be slow to find tenants but that is not unsurprising. What is more obvious is that this is a sector of the market where rents are slipping back a bit so we may see more applications for conversion this year which would be a good thing."

Have Your Say!

If you'd like to contribute to forthcoming issues please contact info@citylets.co.uk

Postcode & Towns - Average Rents & TTL - Q1 25

Landlords and Letting Agents continue to require timely, accurate data to help them value rental properties in a variety of locations. At Citylets, robust information is paramount so we only include rents for postcode districts where there is substantial quarterly volume.

Edinburgh - £pcm (TTL days)

Postcode	1 Bed		2 Bed		3 Bed	
EH1	£1,233	(35)	£1,556	(40)	£2,466	(70)
EH3	£1,272	(27)	£1,621	(36)	£2,191	(38)
EH4	£1,148	(27)	£1,412	(39)	£1,716	(45)
EH5			£1,230	(35)		
EH6	£997	(21)	£1,272	(37)	£1,812	(45)
EH7	£1,030	(22)	£1,376	(29)	£1,897	(55)
EH8	£981	(24)	£1,329	(43)	£1,961	(32)
EH9	£1,082	(26)	£1,437	(50)	£1,986	(45)
EH10	£1,077	(30)	£1,535	(38)	£1,854	(43)
EH11	£961	(27)	£1,292	(32)	£1,778	(48)
EH12	£1,036	(24)	£1,384	(37)	£1,839	(46)

Glasgow - £pcm (TTL days)

Postcode	1 Bed		2 Bed		3 Bed	
G1	£948	(24)	£1,289	(35)		
G3	£952	(35)	£1,338	(39)	£2,424	(40)
G4	£884	(25)	£1,235	(30)		
G5			£1,128	(42)		
G11	£908	(28)	£1,238	(42)		
G12	£831	(26)	£1,309	(35)	£1,984	(44)
G13			£958	(42)		
G14	£757	(33)	£919	(24)		
G20	£875	(21)	£1,154	(32)		
G31	£758	(23)	£1,023	(40)		
G32	£723	(18)	£839	(45)		
G33			£874	(25)		
G40			£945	(31)		
G41	£863	(13)	£1,115	(29)		
G42	£811	(32)	£1,033	(32)		
G43			£1,166	(35)		
G44			£976	(37)		

Aberdeen - £pcm (TTL days)

Postcode	1 Bed		2 Bed		3 Bed	
AB10	£569	(24)	£794	(46)	£1,019	(41)
AB11	£559	(27)	£752	(39)		
AB15	£659	(27)	£975	(43)	£1,491	(41)
AB21	£819	(22)	£921	(31)		
AB24	£562	(33)	£759	(45)	£1,050	(47)
AB25	£557	(28)	£766	(41)		

Dundee - £pcm (TTL days)

Postcode	1 Bed		2 Bed		3 Bed	
DD1	£616	(38)	£920	(43)		
DD2	£596	(30)	£770	(38)		
DD3	£575	(35)	£703	(53)		
DD4	£571	(47)	£760	(42)		

Towns - £pcm (TTL days)

based on 12 month rolling average

Town	1 Bed		2 Bed		3 Bed	
Airdrie			£719	(20)		
Bathgate			£829	(18)		
Bearsden					£1,613	(25)
Broughton	£1,074	(16)	£1,409	(25)		
Coatbridge			£683	(30)		
Dalkeith			£1,016	(15)		
Dalry	£970	(19)	£1,329	(22)	£1,863	(35)
Dunfermline	£656	(15)	£838	(15)		
East Kilbride	£585	(14)	£746	(14)	£1,017	(10)
Elgin			£696	(7)		
Ellon			£718	(20)		
Falkirk			£812	(21)		
Hamilton	£564	(17)	£753	(18)	£1,035	(19)
Hillhead	£843	(18)	£1,386	(18)	£2,007	(23)
Hillside			£1,518	(22)		
Inverurie			£802	(30)		
Johnstone			£742	(24)		
Kirkcaldy	£604	(32)	£721	(20)		
Largs	£497	(23)	£716	(23)		
Livingston			£877	(18)		
Musselburgh	£880	(15)	£1,209	(19)		
Paisley	£590	(14)	£803	(20)	£1,054	(20)
Penicuik			£1,042	(17)		
Peterhead			£568	(51)		
Renfrew	£607	(12)	£892	(21)	£1,033	(40)
Rutherglen			£917	(24)		
St Andrews			£1,493	(33)		
Stirling Town	£774	(15)	£1,057	(22)	£1,504	(25)
Trinity	£1,060	(19)	£1,332	(30)		
Woodlands			£1,362	(27)	£1,908	(21)

Mid-Market and Build to Rent News

Lar's Community Impact:

Being a good neighbour is always at the forefront of our minds as we develop sites and this applies as much after completion as it does during construction.

Our aim is to let people put down roots in their own communities, increasingly in derelict properties that we bring back to life, thus creating knock-on effects for the surrounding area.

However, recently we've added more tangible benefits than just a much-needed facelift and through our subsidiary company (Lar Operations CIC) we're including, where possible, community facilities at many developments.



Ruchill Living Space

The most recent example is our soon-to-complete development at Ruchill, Glasgow, which will provide 43 high quality, canal-side, homes in what was a long-abandoned paint factory. It's not just the mix of two, three and four bed properties that's attracting attention, we are also currently recruiting someone to run the site's community café.

Allied to that, is the office space we are providing at a peppercorn rent to a local charity G20, which supports young people who have experienced disadvantages. This is mirrored by proposals for our site at Port Edgar, where construction is soon to start, with plans in place for a community café and space for the local Men's Shed group.



Notes from the SPF Conference

The Scottish Property Federation Conference in Glasgow in early April included a talk from the Deputy First Minister (Kate Forbes). The Housing Minister (Paul McLennan) was on a panel session that included Dr John Boyle, Jean-Mark Vandevivere (Chief Executive of PLATFORM) and Sally Thomas (Chief Executive of the Scottish Federation of Housing Associations), ably chaired by Robin Blacklock of Dowbrae Consulting.

There was some encouragement for the sector, especially for those looking at Build to Rent and Mid Market Rent opportunities, which have been starved of investment since the Scottish Government introduced its temporary rent freeze in Autumn 2022.



Panel Session, Scottish Property Federation Conference

The DFM appeared to accept that, that measure was a mistake and highlighted the joint work that the government was doing with the industry in its Housing Investment Taskforce, a report from which is due soon.

The Housing Minister outlined some of the amendments that he has made to the Housing Bill, intended to find a better balance between tenant protection and encouraging new housing investment. Exemptions for BTR and MMR remain on the table and a consultation is currently underway on this.

We will have a clearer picture of where we are heading over the next few months.



Mid-Market and Build to Rent News cont.

SNP unlocks £3.5bn in housing investment

Maybe. The Housing Bill is moving through Stage 2 which will consider 250+ amendments and must be completed by 29 May. Meanwhile, the all-important consultation on exemptions for BTR and MMR is running for 12 weeks from April to June. This is where any stakeholder who wants to see increased availability of new build, purpose built and professionally managed housing at a sensible rent (resulting from the return of largescale private investment into BTR and MMR) must participate in the consultation. An acceptable exemption criterion (by which I mean a set of exemptions that are acceptable to institutional investors) may only be achievable if relevant stakeholders make representation ideally in co-ordinated fashion. Following external analysis of the exemption consultation responses, is hoped that Stage 3 (a one day debate) takes place in October/ November (after summer recess), with royal assent to follow four weeks thereafter. This assumes that politics do not get in the way of common sense and that the Bill is not 'talked out' up until Holyrood elections in May 2026. Given the housing emergency, it would surely be a desirable, but deeply ironic, headline that stated, "SNP unlocks £3.5bn in housing investment".



Will Scarlett - Founder/Director
Scarlett Land and Development

All Scotland BTR sites are on our interactive map:

<https://www.scarlettdev.co.uk/services/build-to-rent/pipeline-scotland/>

SCARLETT



the rental market analysis tool for professionals

Learn more: citylets.co.uk/optiletpro

0131 572 0020

research@citylets.co.uk

Optilet Pro

CITYLETS
Home of Scottish Letting

Changes to Rent Increase Rules

In a welcome move, the government has withdrawn the temporary restrictions on rent increases which have been in place for the last 12 months.

Restrictions on rent increases have been in place in varying forms since a freeze on most rent increases was introduced by the Scottish Government in September 2022 in response to the cost-of-living crisis. The freeze lasted for six months and was then replaced by a cap of 3% on most rent increases which was in place for a year from 1 April 2023 to 31 March 2024. The 3% cap was then replaced by a procedure which allowed tenants on most tenancy types to challenge a rent increase through the rent officer or tribunal. The rent officer/tribunal were required to apply a tapering formula which could restrict the level of rent increase allowed. The larger the gap between the current rent and the open market rental value, the bigger the increase the tapering formula allowed, up to a maximum of 12%.

For any rent increase notices issued on/after 1 April 2025, the tapering formula will no longer be applied if the tenant appeals the rent increase to the rent officer or tribunal. Rent increase procedures will revert to those in place before the rent freeze was introduced in September 2022. This means that landlords can propose a rent increase of any amount. Should the tenant choose to challenge the increase through the rent officer or tribunal then those bodies must set the rent at the open market rental value, even if that is higher than

what the landlord has proposed.

The government is still intending to introduce permanent rent controls in the future, and there is a Housing Bill (draft legislation) going through parliament at the moment to bring these into force.

The Bill proposes that local authorities would be required to regularly assess rents in their area



Author: Caroline Elgar
Policy Manager at SAL

and recommend whether the government should introduce rent control areas. If rent control areas are designated, annual rent increases on private residential tenancy (PRT) tenancies within that area would be restricted to the level of the Consumer Prices Index (CPI) plus 1% up to a maximum increase of 6%. This cap would apply to mid-tenancy increases and between-tenancy increases for up to 5 years. This would remove landlords'

rights to reset rents to market level between tenancies but only within designated rent control areas.

There would be limited exceptions where higher increases would be allowed, such as for properties where improvement works have taken place. Exceptions have yet to be determined and will be set out in future legislation. Assured/short assured tenancies would not be subject to rent control, but the Bill contains a discretionary power to enable the government, through regulations, to set a date on which assured/short assured tenancies convert to PRTs.

The Bill will follow a 3-stage scrutiny process through parliament, during which the wording of the proposed legislation can change with amendments to the legislation being suggested by MSPs from any political party. It is unlikely that any rent controls introduced through this new legislation would come into force before 2027.

Edinburgh's Property Market Kicks Off 2025 with Strong Growth

Rising prices, steady demand and fast-moving areas continue to offer solid opportunities for landlords.

Traditionally a slower season for the housing market, the start of the year bucked expectations in 2025, with Edinburgh's property market seeing strong year-on-year growth.

Between January and March, the average property selling price in Edinburgh rose by 6.8%, bringing the new average to £304,064. The city's property market remains robust, with demand steady across all key areas, offering reassurance to landlords and investors keeping an eye on long-term growth.

One of the strongest performing areas was the north-west of Edinburgh, with average property prices in locations like South Queensferry, Kirkliston and Dalmeny rising by a notable 18.1% year-on-year. In the city centre, encompassing ever-popular spots such as Stockbridge and Old Town, prices climbed to an average of £352,568 – an 11.7% increase.

Buyers continued to pay close to Home Report valuation, with Edinburgh properties achieving an average of 100.8% – only marginally down on last year. This shift signals more predictability and less pressure on buyers to overbid, making it easier for landlords to purchase at sustainable price points.

Opportunities for landlords in a steady market

Despite wider market cooling in some

areas, Edinburgh's pace held steady. The median time for properties to go under offer remained at 32 days – the same as last year. However, properties in the west of the city, including Gorgie, Chesser and Dalry, sold more quickly, going under offer in just 21 days on average. These areas remain attractive for buy-to-let investors, thanks to strong rental demand and affordable price points.

In terms of affordability, one- and two-bedroom flats continue to offer the best value and potential rental yield. These types of properties are seeing steady interest from first-time buyers, students and young professionals, ensuring a consistent tenant pool for landlords.

Sales volumes in Edinburgh also rose in early 2025, continuing the upward trend seen in late 2024. Gilmerton stood out with a significant surge in property sales, while Corstorphine also remained a high-demand location, particularly for families and

professionals looking for more space within easy reach of the city centre.

The number of properties coming onto the market was largely in line with last year, down just 1.7%. However, areas such as Musselburgh and Corstorphine saw increases in new listings, offering landlords more opportunities to expand their portfolio. Notably, two-bedroom flats in Leith were once again among the most frequently listed and sold properties.

Paul Hilton, CEO of ESPC, commented: "We're seeing a consistent picture emerge – Edinburgh continues to attract strong buyer interest, with particular growth in commuter areas and affordable pockets of the city. For landlords, it's a great time to invest, especially as buyers benefit from stable prices and reduced need for overbidding."

This article was written in April 2025 and market activity may have changed since publication.



ESPC advertise thousands of properties through their website, weekly paper and information centres, offering unrivalled knowledge and expertise from their own team and member solicitor estate agents.

espc.com | facebook.com/espc.property | X: [@espc](https://twitter.com/espc)



What You Need to Know When a Tenant Terminates a PRT

TC Young explains the rules around tenant notice to end a Private Residential Tenancy.

Landlords and letting agents may already be familiar with serving notices to leave. But what happens when the tenant gives notice to end the tenancy?

Tenants' right to terminate

Under a PRT, tenants have the right to terminate their agreement at any time, but their notice must meet certain criteria to do so. Chapter 2 of Part 5 of the Private Housing (Tenancies) (Scotland) Act 2016 covers termination by the tenant.

To end a PRT, tenants must give at least 28 days' notice before vacating the property. While there isn't a prescribed form for the notice, tenants must ensure the following criteria are met:

- In writing – The notice must be written down (email or letter).
- Given freely – The notice must be submitted voluntarily, with no pressure or coercion.
- After occupancy has started – The tenant must have already moved into the property.
- Clear end date – The notice must specify the exact date the tenancy will end, which must be at least 28 days from when the notice is received.

Understanding the minimum notice period

The notice period begins when the landlord receives the tenant's notice. It

can either end:

1. On a date mutually agreed upon by landlord and tenant.
2. Or, if no agreement exists, 28 days after the notice is received.

Landlords and tenants have the ability to agree to a different minimum notice period, if it's documented in writing. Please note this must be agreed after the tenancy begins and not before.

What happens in a joint tenancy?

In the case of a joint PRT, all tenants must give notice – compliant with the requirements detailed above – in order to validly bring the tenancy to an end.



If a joint tenant wishes to leave but others want to remain in the property, it is possible for a departing tenant to assign their interest in the tenancy to a third party, with the landlords' permission. Landlords and agents are encouraged to seek advice when considering assignation.

If an original tenant wishes to remain in the property alone, notice should be obtained from all joint tenants to terminate the existing PRT. A new PRT could then be issued to remaining

tenant in their sole name.

Issues can of course arise if tenants leave without giving prior notice and then cannot be contacted or traced.

If all tenants do not give proper notice which complies with the requirements of the 2016 Act, the PRT cannot be validly terminated. In such circumstances, the landlord will have to serve notice to leave on all joint tenants. In addition to tracing tenants who may already have left, the landlord will also have to establish an eviction ground contained within Schedule 3 of the 2016 Act.

However, proposed amendments in the Housing (Scotland) Bill could change how joint tenancies are ended. The Bill seeks to amend the legislation to allow one tenant to terminate the tenancy without the consent of the others. Before doing so, they would have to give a two month pre-notice to all joint tenants and the landlord.

It's essential for landlords to understand the above rules to ensure that the termination process is handled correctly. If you receive notice from a tenant that seems unclear or incomplete, it's important to get in touch with them right away to clarify the details.

For more information or advice contact our PRS experts – prs@tcyoung.co.uk

Charity Focus Broadened to Address Housing Needs

Mike Smith on changes at the SafeDeposits Scotland Charitable Trust

2024-25 was a significant year for the SafeDeposits Scotland Charitable Trust, the grant-giving charity established by SafeDeposits Scotland, the country's only not-for-profit tenancy deposit protection scheme. It started with the Trust receiving its largest ever donation, £750,000, from SafeDeposits Scotland and saw two national surveys of PRS tenants and landlords commissioned.

Trustees also awarded grants throughout the year to a variety of Scottish organisations, with PRS-centric projects funded including an online portal, weekly classes, PhD research and advice and support services.

The Trust and its contribution to the private rented sector therefore continue to go from strength to strength. However, a lot has changed in the world since the charity was established in 2012 and last year a review of its aims was conducted to ensure that they can address the contemporary challenges faced by PRS tenants, landlords and letting agents.

Since its inception the SafeDeposits Scotland Charitable Trust has had two aims: to advance education in relation to best practice, legal rights and obligations in the private rented sector and to advance conflict resolution through promoting the use of alternative dispute resolution in the sector. These remain important pillars

of the Trust, but since February have been joined by two additional aims which were agreed upon by Trustees and approved by the Office of the Scottish Charity Regulator (OSCR).

In addition to initiatives that advance education and promote alternative dispute resolution, the Trust now welcomes applications for projects



Mike Smith, Head of SafeDeposits Scotland

that can support either or both of: the relief of those in need by supporting other charities or organisations in overcoming barriers for individuals to access and sustain good quality, decent, safe compliant and energy efficient housing in the private rented sector; the relief of those in need through promoting, undertaking and supporting research into factors that contribute to hardship and disadvantage in the private rented sector and the most appropriate ways to mitigate these

and to publish the useful results.

We believe these additional new aims complement the existing objectives and, importantly, that they are faithful to SafeDeposits' original commitment to give back to Scotland's private rented sector through the Charitable Trust. Education and dispute resolution are only two components in helping to make the sector the best it can be in which to live and work, but there are some challenges where other solutions may be required. Through the broadened objectives of the SafeDeposits Scotland Charitable Trust, the Trustees can now consider funding projects where more specific action is required to help those that need it most.

The SafeDeposits Scotland Charitable Trust has quarterly funding rounds and welcomes applications throughout the year. For further information on the Trust, what it supports and how to apply for a grant, visit safedepositsscotlandtrust.com

SafeDeposits Scotland is Scotland's largest tenancy deposit scheme with a 60% share of the market and the only not-for-profit scheme based in Scotland.

safedepositsscotland.com | X: @SafeDeposits | linkedin.com/company/safedeposits-scotland-limited



Citylets Research Services

The Citylets research team produces market-leading reports and indices as well as bespoke research and consultancy projects for clients including letting and sales agents, developers, investors, housing associations and local and central government.

In Scotland, Citylets has become the leading authority on the private rented sector and has built up a strong reputation for well-informed insightful commentary, market analysis and is now a trusted media source on local and national rental issues.

In its position as the UK's leading residential lettings site, Citylets enables the research team to utilise its unique data in addition to Registers of Scotland and government data. **OptiletPro** is an analysis tool which delivers robust data on the sales and rental residential property markets at a local level. The interface is designed to allow clients to analyse local trends and easily extract data into a variety of formats.

Metrics include:

- Average rental price and monthly stock volumes by city/region, area, postcode district postcode sector
- Average time to let (TTL) by city/region, area, postcode district and postcode sector
- Analyse by property type and bedroom count

Methodology

The statistics are based on rental properties advertised on Citylets. Rather than employ snapshot sampling our observations are recorded when a property is removed from the site as let. We believe such transaction-based observations provide a better reflection of the market. The data is cleansed to remove multiple entries and other anomalies.

Our cleansing process continues to guide refinements to data recording. Averages are calculated on a monthly or quarterly basis as weighted (mix adjusted) means. Indices are constructed holding composition (property type and number of bedrooms) fixed at the average of the last three years. This ensures that changes in the index reflect rent changes and not changes in composition, which are likely to occur seasonally.

The Publication

This document was published in April 2025. Whilst we have made every effort to ensure information published in this report is correct, Citylets gives no warranty or representation as to the accuracy or completeness of the information. The report does not constitute legal or other professional advice. We reserve the right to change methodology, discontinue or revise indices or other analysis at any time.

Copyright

This report and all data contained within is copyright Citylets. The information contained within this report may be reproduced if the source is clearly identified.

Citylets

21 Lansdowne Crescent
Edinburgh
EH12 5EH

t: 0131 572 0020
✉ rentalreports@citylets.co.uk
X @citylets



PUT YOUR WEBSITE TO WORK



GET THE NEW CITYLETS VALUATION TOOL

- ✓ Fits seamlessly within your website
- ✓ Drives uplift in landlord enquiries
- ✓ Powered by trusted data
- ✓ Connects with Optilet

citylets.co.uk/vt

vt@citylets.co.uk

