

# Strait Talking



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# Market Overview

Whilst landlords and tenants alike will have been dismayed at the series of global events in the 1st quarter of 2026, after a period of relative calm at end of 2025, the impact on the Scottish PRS, like elsewhere, has yet to be felt. The country's rental market continued its stable trajectory of recent quarters with little change in rents or Time to Lets (TTLs) in major conurbations, reflecting a well-balanced market with rental growth slightly above or below zero. Scotland's two largest rental markets posted zero (Edinburgh) or next to zero (Glasgow) change Year on Year on both key metrics.

A sense of foreboding, however, persists after a resumption and escalation of hostilities in the Middle East set off a series of repercussions which, in the short term at the very least, seem set to cause more financial pain for households across the country. Higher inflation will likely feed into higher costs of living and interest rates staying higher for longer than anticipated just three months ago.

Suggestions of interest rate rises have at least been played down by the Bank of England in the face of a sluggish economy, however the central bank will be keen to avoid being adjudged slow to tame inflation for the second time in just 5 years after sharp criticism leading into 2022.

Many economists argue that inflation was already set to rise before the Ukraine war after the generous public largesses of the pandemic period, historically low interest rates and the release of pent-up consumer demand.

Even a swift diplomatic solution to the Strait of Hormuz will still likely leave economic scarring with one of the world's major energy transit routes no longer providing surety to world markets. Increased shipping costs are likely to persist even with the return of stability of production in and transit from the region. Moreover, with greater competition for more reliable sources of oil in the aftermath, prices are likely to remain higher for a meaningful period

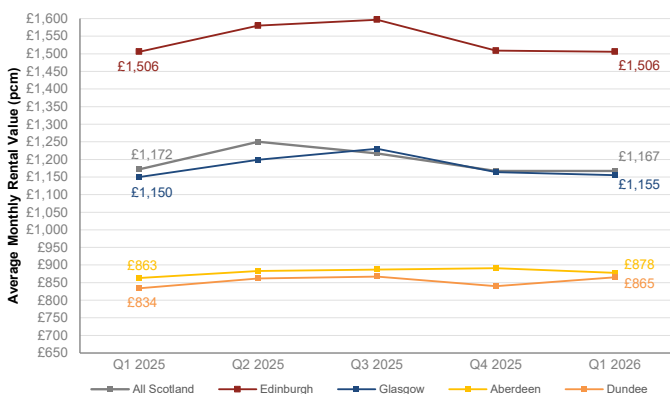
compared to pre-war.

For UK residents both within and outwith the rental sector, the prospect of financial inflation has introduced emotional deflation after the bright outlook at the start of 2026 with several interest rate cuts on the horizon.

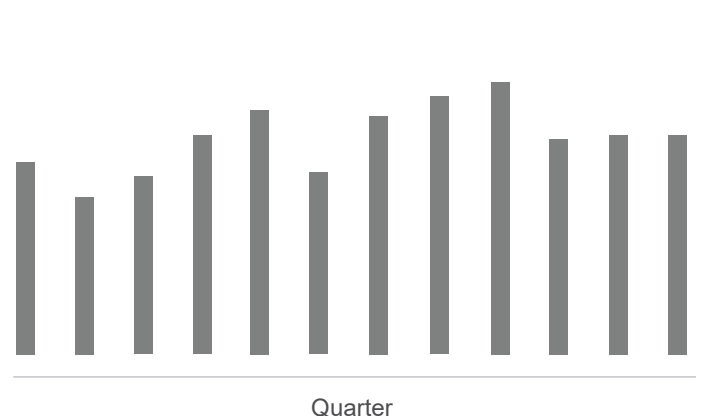
Higher interest rates and/or a reduction of available mortgage products on the market will exert its usual duality on rents. On the one hand, there will be more tenants wanting or requiring to rent for longer supporting rents to the upside, but with perhaps less disposable income introducing downward pressure on the other. Meanwhile for landlords, increased mortgage rates will increase costs introducing upward pressure where markets are robust enough to absorb.

Annual rental price growth at the national level was negative for the first time in 8 years at -0.4% closing a heated chapter in the history of the Scottish private rented sector by natural market forces.

Scottish Monthly Rent Analysis (Q1 2025 - Q1 2026)



Scotland - Average Stock Levels (Q2 2023 - Q1 2026)



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

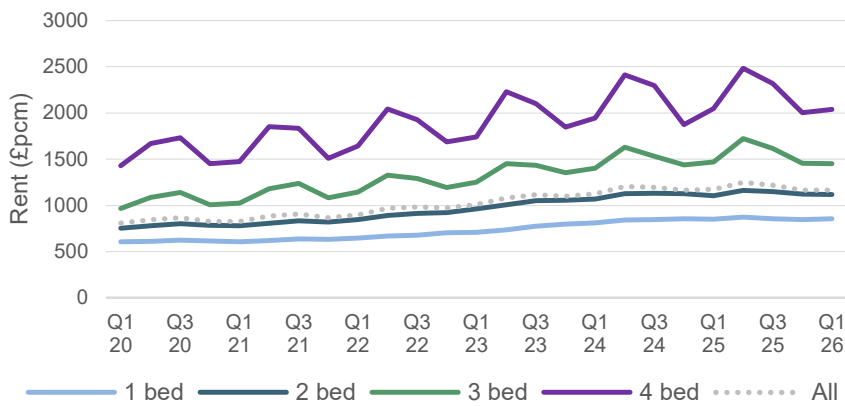


# Scotland

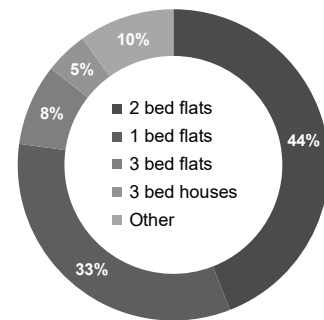
## Market Overview - Q1 26

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	£857	0.7%	41.2%	52.5%	30	4	14%	60%
2 bed	£1,116	0.8%	43.1%	58.5%	36	2	12%	52%
3 bed	£1,451	-1.2%	41.6%	50.8%	40	1	9%	48%
4 bed	£2,038	-0.5%	38.5%	39.8%	50	5	11%	41%
<b>All</b>	<b>£1,167</b>	<b>-0.4%</b>	<b>41.3%</b>	<b>52.2%</b>	<b>35</b>	<b>2</b>	<b>12%</b>	<b>54%</b>

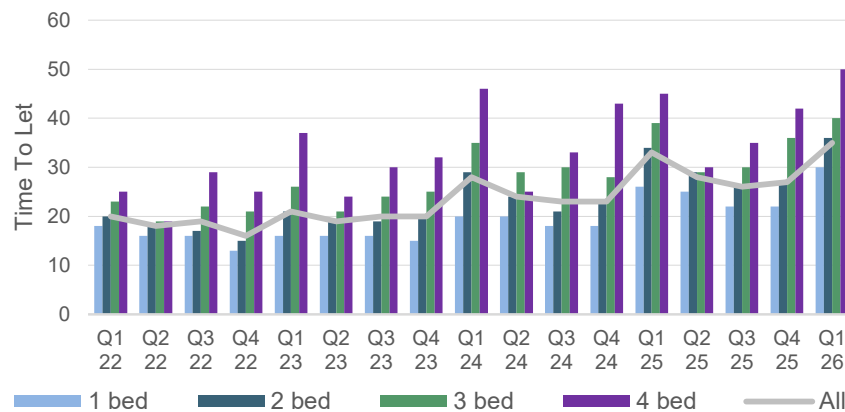
### Average Rent (pcm) by Number of Bedrooms



### Market Composition



### Average Time To Let (TTL) by Number of Bedrooms



### Rental Index

(base: Q1 08)

Year	Q1	Q2	Q3	Q4
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	193.8	188.7	180.9
2026	180.9			



#### DJ Alexander - David Alexander

"Demand in the private rented sector (PRS) has steadied over the last year and prices have stabilised as a consequence. The market remains robust with very short average time to let of under a month in many areas and for the best properties considerably shorter than this. More widely in the market there is now a steady outflow of landlords owning one or two properties which are being replaced by investors keen to invest in larger portfolios utilising the favourable tax situation in Scotland which favours multiple purchases."

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PRS



Student



Housing Association



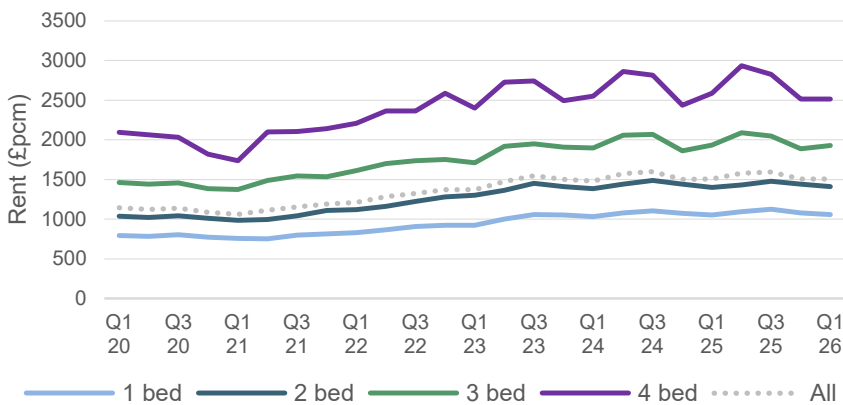
Estate Agency

# Edinburgh

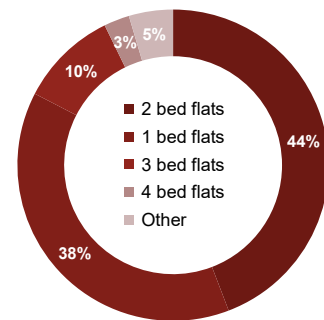
## Market Overview - Q1 26

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	£1,057	0.2%	39.4%	55.9%	27	3	14%	63%
2 bed	£1,411	0.6%	43.1%	62.2%	34	-1	11%	52%
3 bed	£1,930	-0.3%	40.3%	53.9%	39	-6	8%	47%
4 bed	£2,517	-2.7%	44.7%	39.8%	47	-1	10%	42%
<b>All</b>	<b>£1,506</b>	<b>0.0%</b>	<b>41.7%</b>	<b>54.9%</b>	<b>33</b>	<b>0</b>	<b>12%</b>	<b>55%</b>

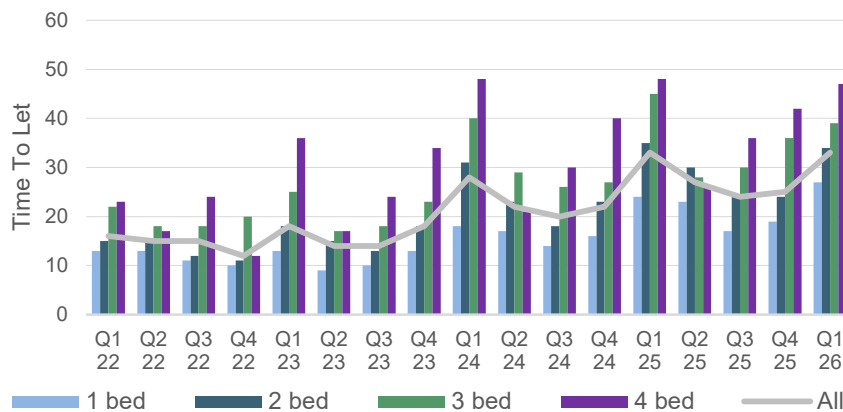
### Average Rent (pcm) by Number of Bedrooms



### Market Composition



### Average Time To Let (TTL) by Number of Bedrooms



### Rental Index

(base: Q1 08)

Year	Q1	Q2	Q3	Q4
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	211.5	213.8	202.0
2026	201.6			

### Yield by Popular Postcodes (Flats)

	2021	2022	2023	2024	2025
EH3	3.8%	4.0%	4.7%	4.8%	4.9%
EH7	5.1%	5.5%	6.5%	6.3%	6.3%
EH8	6.4%	6.8%	8.2%	8.5%	8.7%
EH9	4.8%	5.2%	5.4%	6.3%	6.2%
EH10	3.9%	4.0%	5.0%	4.7%	5.0%
EH11	5.3%	5.6%	6.5%	7.0%	7.1%
EH12	4.6%	5.0%	5.8%	5.8%	5.9%



#### Mike Erskine - Cox & Co

"Like last year, tenant change overs have continued to be higher than usual after the festive period and into Q1 2026. TTLs crept up a little, but with the arrival of March uptake has been much more significant and available stock levels are reducing. As always, demand remains high for quality mid-market properties with 1 and 2 beds. Rents remain significant across the board but care has been taken to get a balanced value to be competitive for tenant uptake. There remains a small and steady number of landlord clients exiting, but that is allowing opportunity for new clients entering the market."

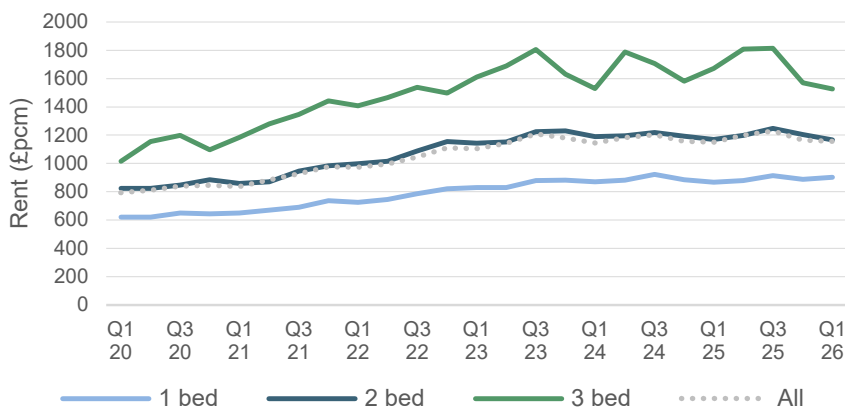


# Glasgow

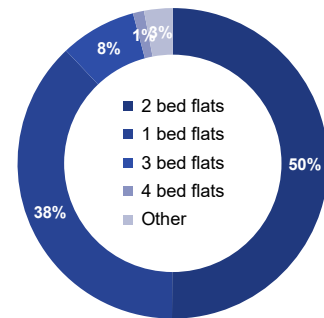
## Market Overview - Q1 26

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	£902	4.2%	38.8%	65.2%	29	2	17%	63%
2 bed	£1,167	-0.3%	35.9%	61.9%	35	-1	12%	54%
3 bed	£1,525	-8.8%	28.8%	53.9%	43	3	9%	49%
4 bed	£2,524	17.9%	61.0%	75.9%	51	2	0%	50%
<b>All</b>	<b>£1,155</b>	<b>0.4%</b>	<b>37.8%</b>	<b>62.7%</b>	<b>34</b>	<b>1</b>	<b>14%</b>	<b>57%</b>

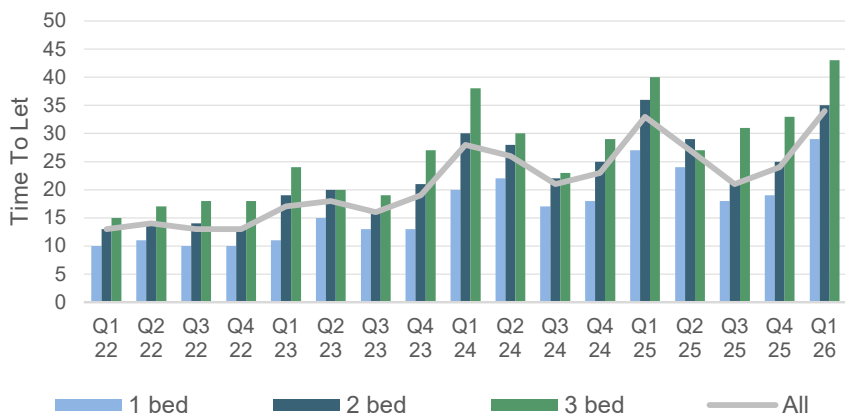
### Average Rent (pcm) by Number of Bedrooms



### Market Composition



### Average Time To Let (TTL) by Number of Bedrooms



### Rental Index

(base: Q1 08)

Year	Q1	Q2	Q3	Q4
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	211.5	216.9	205.3
2026	203.7			

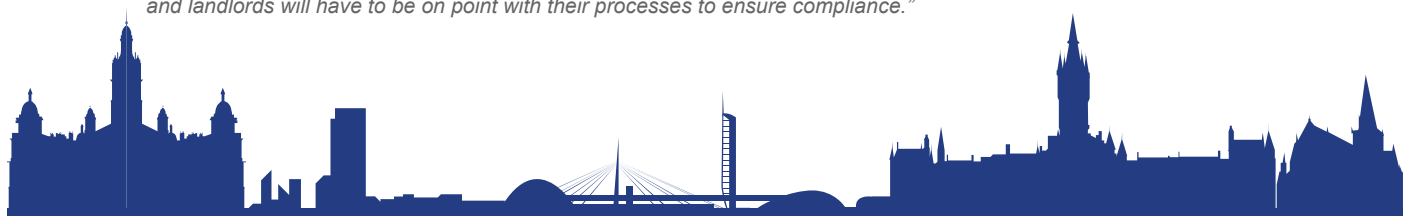
### Yield by Popular Postcodes (Flats)

	2021	2022	2023	2024	2025
G1	6.2%	7.1%	8.1%	7.8%	7.8%
G2	6.6%	8.9%	9.9%	9.0%	9.9%
G3	5.0%	5.8%	6.4%	6.3%	6.5%
G4	6.0%	6.3%	7.8%	8.0%	8.0%
G5	6.7%	6.8%	8.0%	7.4%	7.4%
G11	5.3%	5.7%	6.5%	6.2%	6.3%
G12	4.5%	4.7%	5.0%	5.3%	5.8%



### Robin Moffett - Glasgow Property Letting

"We're fast approaching the end of Q1 2026 and despite a slightly slower start than previous years, the market remains buoyant with demand still outpacing supply. Although increasing rents have stabilised further, the more popular areas are still seeing increasing rent but at a far reduced level especially within Glasgow city centre. Those tenants who are feeling the pinch are having to look at more outlying areas but the supply in these areas is just as depleted as elsewhere. As we see new legislation surrounding mould and dampness, agents and landlords will have to be on point with their processes to ensure compliance."

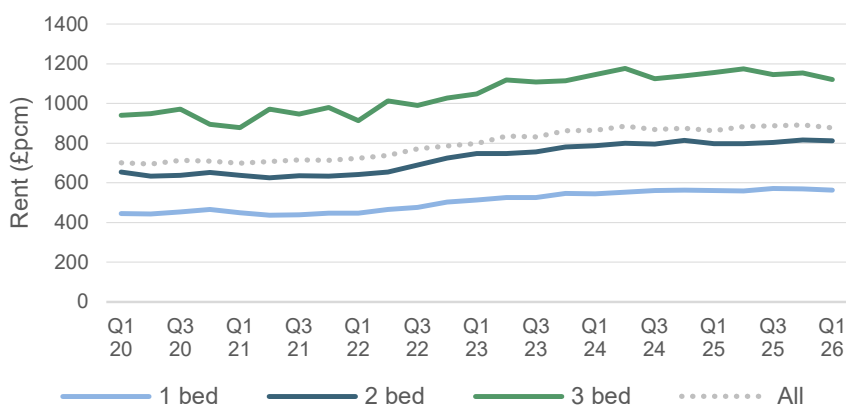


# Aberdeen

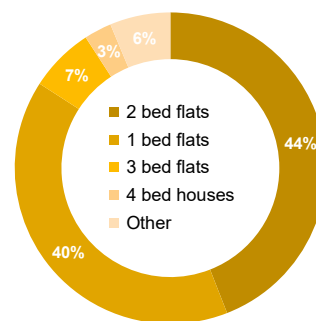
## Market Overview - Q1 26

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	£564	0.4%	25.6%	-1.7%	41	12	9%	45%
2 bed	£812	1.8%	27.1%	-0.2%	46	3	9%	42%
3 bed	£1,122	-3.0%	27.8%	-0.3%	46	6	8%	42%
4 bed	£1,661	5.3%	17.2%	-0.5%	68	12	4%	21%
<b>All</b>	<b>£878</b>	<b>1.7%</b>	<b>25.6%</b>	<b>1.5%</b>	<b>45</b>	<b>7</b>	<b>9%</b>	<b>42%</b>

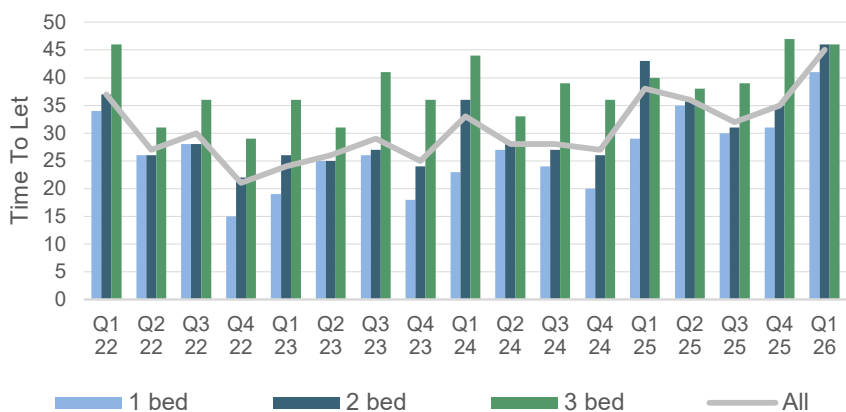
### Average Rent (pcm) by Number of Bedrooms



### Market Composition



### Average Time To Let (TTL) by Number of Bedrooms



### Rental Index

(base: Q1 08)

Year	Q1	Q2	Q3	Q4
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	99.8	100.2	100.7
2026	99.2			

### Yield by Popular Postcodes (Flats)

	2021	2022	2023	2024	2025
AB10	5.3%	6.0%	7.2%	7.7%	7.8%
AB11	6.1%	6.6%	8.3%	8.4%	8.6%
AB15	5.4%	5.5%	7.0%	6.3%	6.5%
AB24	7.4%	8.2%	9.9%	9.9%	9.8%
AB25	5.8%	6.7%	7.9%	8.4%	8.4%



#### Scott Morrison - Northwood

"January saw an unusual, but welcome, flurry of move-ins due to high levels of enquiries in December. February/March have returned to more predictable numbers. Asking prices in parts of Aberdeen have been reduced as landlords struggle to re-let at previous rental values despite good property standards. Aberdeenshire properties have continued to rent out well. Meanwhile, with the Housing Bill on the horizon, rents have continued to increase in occupied properties, bringing them more in line with current market values. Students are trying to beat the Q2 into Q3 rush making enquiries about summer availability; as such, we predict another busy summer with students continuing to prefer the PRS rather than PBSA."

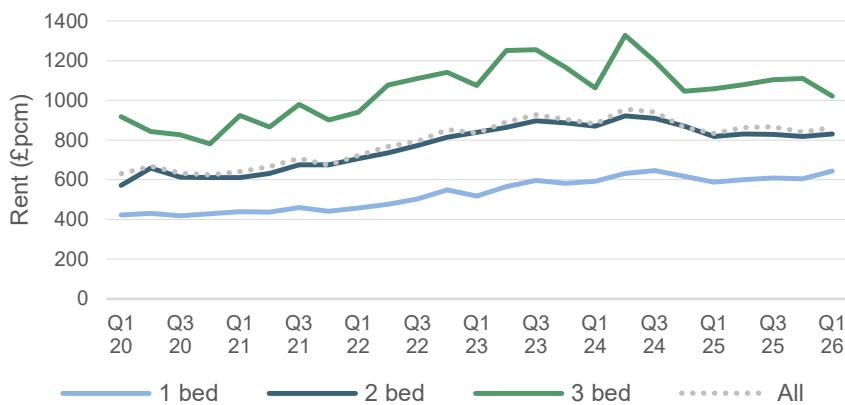


# Dundee

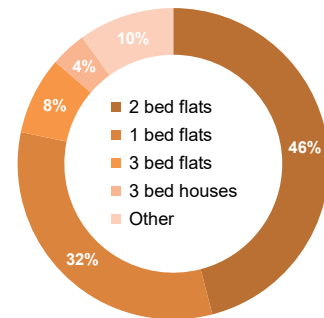
## Market Overview - Q1 26

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	£645	9.5%	47%	59%	35	1	15%	52%
2 bed	£830	1.3%	36%	40%	45	7	14%	40%
3 bed	£1,021	-3.6%	10%	26%	38	1	11%	53%
All	£865	3.7%	35%	40%	39	2	15%	47%

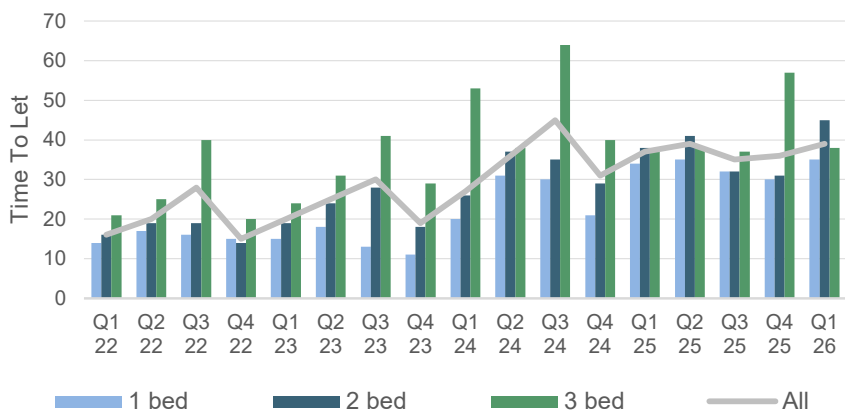
### Average Rent (pcm) by Number of Bedrooms



### Market Composition



### Average Time To Let (TTL) by Number of Bedrooms



### Rental Index

(base: Q1 10)

Year	Q1	Q2	Q3	Q4
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	149.7	150.5	145.8
2026	150.2			

### Yield by Popular Postcodes (Flats)

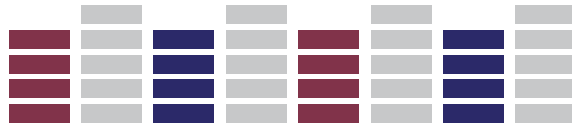
	2021	2022	2023	2024	2025
DD1	7.1%	8.9%	9.5%	9.0%	7.9%
DD2	6.3%	7.6%	9.0%	8.9%	7.5%
DD3	7.1%	8.4%	9.5%	10.2%	9.1%
DD4	7.0%	8.8%	11.0%	10.3%	8.9%
DD5	4.5%	4.8%	5.8%	5.2%	5.8%



#### Eilidh Finlayson - Finlayson Gore

"Q1 took off at pace, with lettings secured and tenants moving in the first week of January as the market opened; the usual January lag was not evident in 2026. With interest rates again rising, the PRS has been given a welcome reprieve with the delay to EPC reform, now pushed back to late 2027, bringing relief to many landlords facing increased overheads. As we enter the traditional student lettings period, it remains to be seen whether there will be a repeat of Q2 25, when traction was slow and many agents did not achieve full take-up of HMO properties until well into summer. We can only hope that Q2 26 sees improved buoyancy in Dundee's student market."





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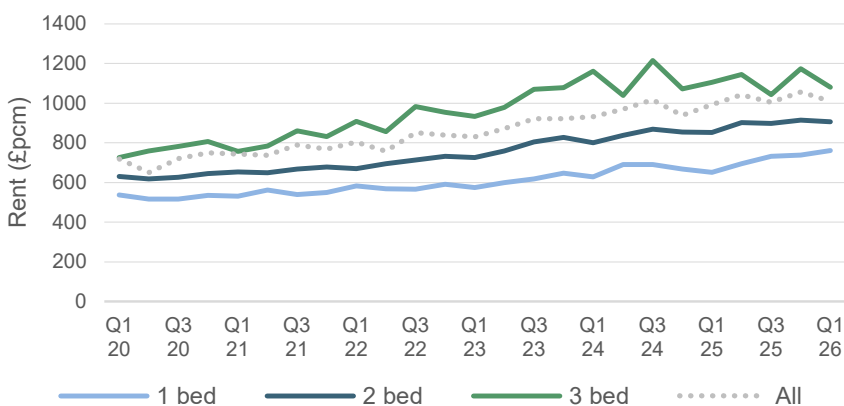
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# West Lothian

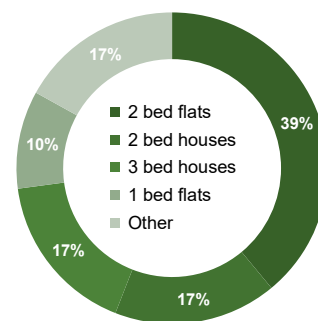
## Market Overview - Q1 26

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	£760	16.9%	43.4%	63.1%	24	-1	0%	71%
2 bed	£905	6.3%	38.4%	60.5%	31	1	15%	52%
3 bed	£1,080	-2.3%	42.7%	56.1%	24	-9	7%	60%

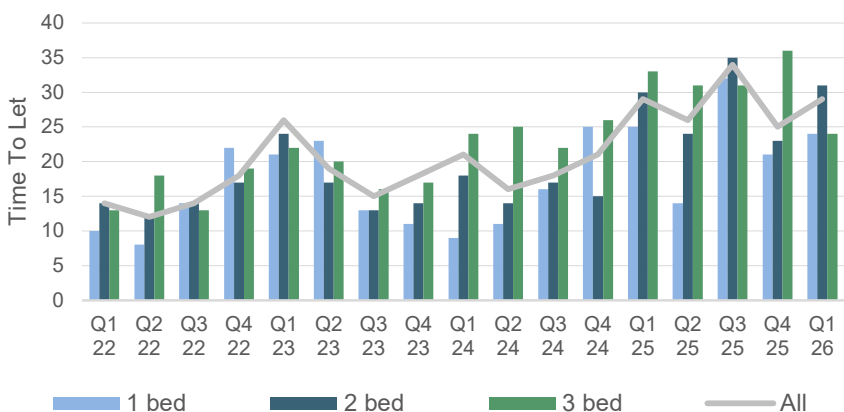
### Average Rent (pcm) by Number of Bedrooms



### Market Composition



### Average Time To Let (TTL) by Number of Bedrooms



### Rental Index

(base: Q1 08)

Year	Q1	Q2	Q3	Q4
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	179.7	173.3	182.2
2026	173.8			

### Yield by Popular Postcodes (Flats)

	2021	2022	2023	2024	2025
EH48	6.8%	6.8%	7.2%	7.7%	8.3%
EH49	4.8%	4.1%	5.6%	5.2%	5.0%
EH54	6.7%	6.8%	7.0%	7.7%	8.2%



#### Alan Henderson - Mavor & Company

"The start of 2026 has been relatively quiet in terms of tenancy changes across West Lothian. Where properties have come to market, tenants have shown a clear preference for homes that have been refreshed or refurbished, with presentation and condition more important than ever. With rents remaining high, tenants expect properties to justify the price. Poorly presented homes may therefore take longer to let in an increasingly competitive market. Rents appear to have stabilised overall and, encouragingly, we have not seen landlords leaving the sector in Q1. For now, many tenants seem more inclined to stay put than move elsewhere at higher rents."

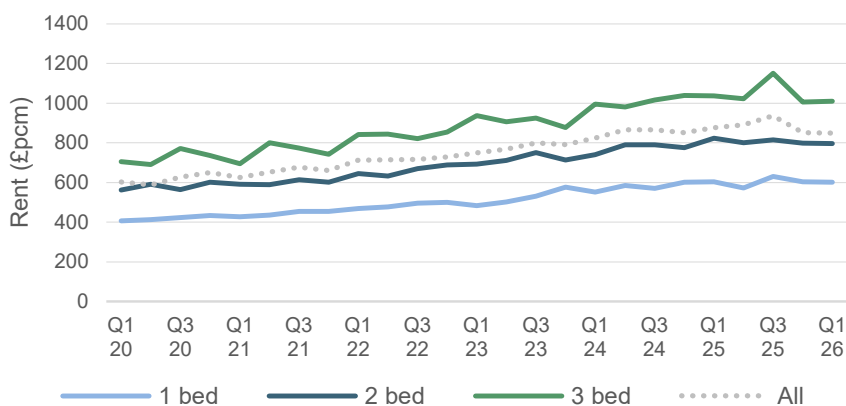


# South Lanarkshire

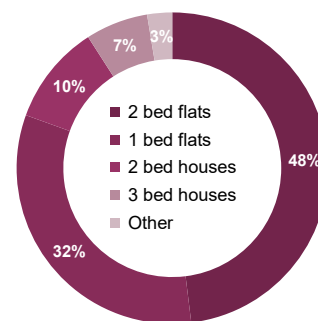
## Market Overview - Q1 26

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	£602	-0.3%	40.7%	52.0%	23	1	16%	68%
2 bed	£797	-3.3%	34.9%	61.0%	26	3	16%	60%
3 bed	£1,010	-2.6%	45.3%	60.8%	19	-6	20%	80%
All	£849	-3.0%	35.8%	54.6%	25	2	17%	64%

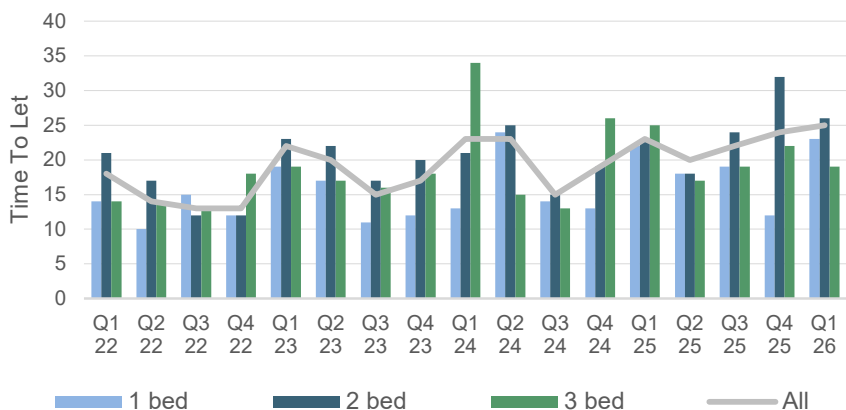
### Average Rent (pcm) by Number of Bedrooms



### Market Composition



### Average Time To Let (TTL) by Number of Bedrooms



### Rental Index

(base: Q1 08)

Year	Q1	Q2	Q3	Q4
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	164.1	172.2	156.7
2026	156.4			

### Yield by Popular Postcodes (Flats)

	2021	2022	2023	2024	2025
G71	6.1%	5.5%	5.9%	5.3%	6.1%
G72	8.2%	7.7%	9.0%	8.2%	8.6%
G73	6.5%	7.1%	7.2%	8.0%	8.2%
G74	6.6%	7.1%	8.1%	8.2%	9.2%
G75	8.0%	7.9%	9.1%	9.2%	9.4%

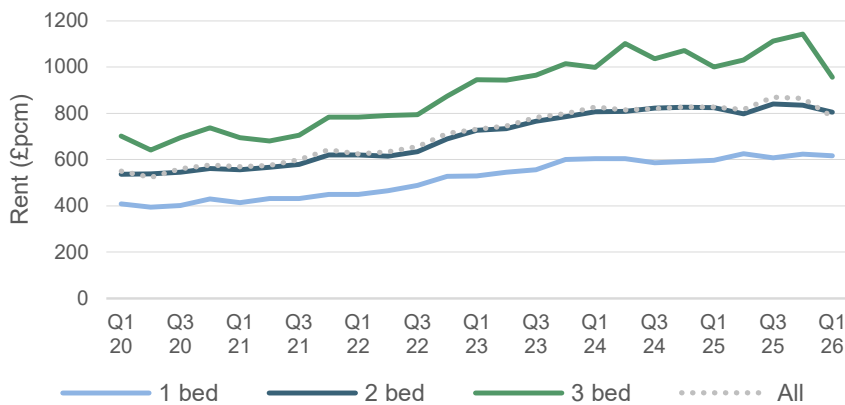


# Renfrewshire

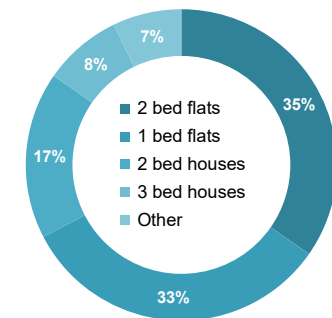
## Market Overview - Q1 26

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	£617	3.4%	49.0%	60.3%	19	1	19%	81%
2 bed	£805	-2.3%	44.5%	55.4%	29	3	8%	61%
3 bed	£956	-4.4%	37.6%	46.2%	16	-8	36%	86%
All	£784	-5.2%	37.5%	52.8%	24	1	15%	71%

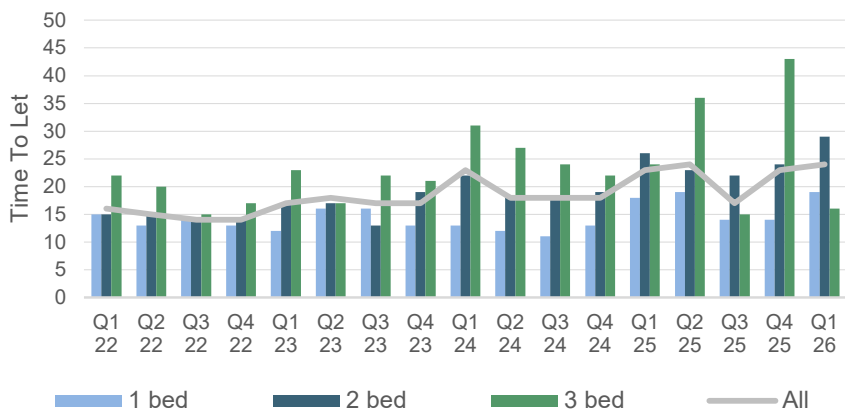
### Average Rent (pcm) by Number of Bedrooms



### Market Composition



### Average Time To Let (TTL) by Number of Bedrooms



### Rental Index

(base: Q1 08)

Year	Q1	Q2	Q3	Q4
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	173.4	171.3	182.2	181.1
2026	164.4			

### Yield by Popular Postcodes (Flats)

	2021	2022	2023	2024	2025
PA1	7.3%	7.5%	9.0%	8.9%	8.7%
PA2	6.6%	7.4%	8.9%	8.0%	8.3%
PA3	8.4%	8.7%	10.6%	11.2%	11.6%
PA4	7.3%	7.4%	8.7%	8.8%	8.7%
PA5	7.8%	7.3%	8.6%	9.5%	9.9%



#### Daryl Harper - Castle Residential

"The Renfrewshire rental market remains steady in Q1 2026. There is strong competition for one and two bedroom properties as renters continue to prioritise affordability amid ongoing cost of living pressures. Demand for smaller homes has been consistently high, driven by first time renters, single occupancy households and those downsizing, reflecting a broader Scottish trend in which modestly sized properties let quickly due to their accessibility. Demand remains robust, supply remains restricted and affordability continues to shape renter behaviour, sustaining a competitive environment as the year progresses."



## Agent Views

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

### Grouse Lettings, Aberdeen – Ross Watt



*“After a false start thanks to prolonged snowfall and inclement weather, the 2026 rental year has certainly started positively. Spring has brought with it the usual period of tenants vacating as university courses are close to completion, but new tenancies are keeping the market moving nicely. As ever, poor quality stock is slower to move but well-presented, sensibly priced properties are quick to be snapped up with Time to Let (TTL) for these properties frequently less than a week.”*

### Forth Residential, Stirling – Catriona Flanagan



*“The rental market in Stirling has remained steady, with consistent demand for properties that are priced correctly and presented well. For investors, Stirling and Falkirk continue to provide relatively short letting times for well-located properties, particularly one and two-bedroom flats, with yields remaining attractive compared with many similar Scottish markets. Demand is currently outpacing supply, which is helping to support stable rental values. Students form a key part of the Stirling market and, with ongoing restrictions on the number of HMO licences available, the supply of suitable student accommodation remains limited. As a result, demand for student-friendly properties is expected to be strong over the coming months.”*

### One Stop Properties, Glasgow – Wendy Fuller



*“Q1 was very mixed. Superb, reasonably priced properties remained on the market longer than usual, and several prospective tenancies fell through due to tenants reserving more than one property at a time. We were, however, delighted to welcome several new landlords, bringing high-quality yet affordable properties to the market. We also noted some reductions in rental prices. While this is typically a quieter time of year, activity was further impacted by rising fuel costs, food prices, and council tax increases.”*

### Cullen Property Ltd, Edinburgh – Steve Coyle



*“Q1 2026 has delivered a steady start for Edinburgh’s rental market across our managed portfolio, with demand remaining consistently strong for well presented 1–2 bed homes and HMO stock. TTL remains low, though tenants are increasingly value driven, prioritising energy efficiency and quality finishes. Supply has improved marginally, helped by a small return of properties from the short let sector, yet overall availability remains tight enough to support firm rental values. Affordability pressures continue to moderate tenant movement, especially in the professional sector, but underlying fundamentals remain sound. Student demand is already building ahead of the summer cycle, reinforcing the city’s structural undersupply. Overall, the market feels stable, resilient, and broadly aligned with pre-pandemic seasonal patterns.”*



**Martin & Co, Aberdeen – Eduardo Prato**

*“Tenant leads increased marginally in Q1 2026 when compared with Q4 2025. Overall, there has been an increase in average rent in the last 12 months. There has also been a renewed interest by investors from the Central Belt and England. All this could be a good indication of how active the letting market is going to be in Aberdeen in 2026. With the global economy under threat due to high oil and gas prices, Aberdeen’s mature oil and gas industry is very likely to play a key part in giving the British economy the energy resilience that it needs. This, in turn, will support the property market in the Granite City.”*

**1LET, Edinburgh – Beata Lozyniak**

*“Rental growth in Edinburgh has stabilised and the market remains firmly landlord-favoured. Tenant demand continues to be structurally strong, driven by international students, young professionals, and the ongoing shortage of available housing across the city.*

*While tenants now have slightly more negotiating power than in recent years, demand continues to outstrip supply, meaning well-presented properties are still letting quickly and achieving strong rental values. Tenant expectations are also evolving, with quality playing a more important role in decision-making. Properties with higher EPC ratings, modern interiors and a high standard of maintenance are increasingly prioritised by prospective tenants.”*

**Rentlocally.co.uk, Edinburgh – Lyndsay Yuill**

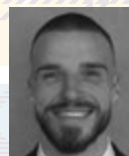
*“The Edinburgh letting market has slowed down a little with rents reducing slightly and time to let increasing. Stock levels have returned to normal, so there are many properties available for rent now giving tenants more choice. Landlords should*

*exercise caution with rent increases at the moment, particularly as rising energy prices will put pressure on tenant’s affordability. Given the sharp increases in rent over the last couple of years, a slight market correction is normal and nothing to worry about for investors. In many cases the rents are still significantly higher than pre-pandemic levels.”*

**Glenham Property, Edinburgh – Charlie Inness**

*“The Edinburgh letting market is beginning to soften, with a noticeable increase in available stock for tenants. After several years of acute supply–demand imbalance in the post Covid period, conditions have eased, creating a more balanced and sustainable environment. Tenants now have greater choice, and this shift is influencing the overall market dynamic. This does not indicate a weak market; rather, it reflects a natural period of adjustment. For landlords, it underscores the importance of strategic pricing and high*

*quality presentation to remain competitive as the market adjusts.”*

**Cobble and Key, Edinburgh – Alex Brown**

*“Edinburgh’s rental market remained highly competitive through Q1 2026, with demand continuing to outpace available supply across much of the city. Well-presented one and two-bedroom properties in central neighbourhoods are letting particularly quickly, often attracting strong levels of tenant interest shortly after marketing. While rental growth has steadied compared to the rapid increases seen in previous years, achievable rents remain firm. From our perspective, landlords who maintain properties to a high standard and price sensibly continue to secure quality tenants with minimal void periods. Overall, the Edinburgh market remains resilient despite ongoing regulatory pressures.”*

**iERO, Edinburgh – Matthew Wilcken**

*“Edinburgh’s rental market has remained resilient in Q1 2026, with demand continuing to exceed supply across much of the city despite a more stable rental growth environment compared to recent years.*

*Well-presented properties in central locations are still letting quickly, particularly to professional tenants and those relocating to the city. With supply remaining constrained, landlords are increasingly looking at ways to maximise returns from existing assets. In Edinburgh this includes growing interest in corporate and festival accommodation, particularly for larger HMO properties during the summer months. At iERO we are seeing strong demand in this area, providing landlords with an opportunity to enhance returns while maintaining long-term tenancies.”*

**DJ Alexander, Aberdeen – Cathy Clark**

*“The first quarter of the year has been broadly steady in Aberdeen, with little material change compared with the previous quarter. Competition between letting agents remains high and levels of new organic business continue to be relatively subdued. Ongoing global uncertainty continues to place pressure on governments and wider markets. Locally, Aberdeen’s corporate rental market remains somewhat sluggish, reflecting the continued challenges facing the oil and gas sector. Following the recent meeting with the Chancellor, where it was indicated that the Energy Profits Levy may be brought to an end next year, there is cautious optimism that this could offer some relief to the industry. Any positive movement within the energy sector would likely feed through to the local rental market.”*

**Arden Property Mgt, Edinburgh – Catriona Smith**

*“The start of the year has been very busy with lots of notices and properties coming onto the market. We have also been busy with new landlords entering the market and investors looking to increase portfolios but long standing ‘accidental landlords’ continue to realise their investments and leave the PRS. Affordability is pushing rents down, particularly for one bedroom properties and going forward, landlords may need to consider accepting lower rents as energy and inflation are set to rise, but with no interest rate drop on the horizon, this will squeeze ROI for all.”*

**DJ Alexander, Inverurie – Jill Pirie**

*“Quarter 1 began relatively slowly, largely due to the adverse weather experienced at the beginning of January. However, there are encouraging signs that the Aberdeenshire lettings market is regaining momentum. Demand remains particularly strong for two and three bedroom properties under £1,200, especially within the main commuter towns and villages serving Aberdeen. We are also seeing a healthy level of enquiries from prospective new landlords and investors looking to enter the Aberdeenshire rental market. This should hopefully convert into new instructions in Q2 and help maintain a steady supply of new properties coming to market across the Shire.”*

**Burgh Property, Edinburgh – Harry Crombie**

*“We are about to head into our historically busier period, during the brighter and warmer months, and I expect a thriving summer ahead. Though we leave behind a relatively sluggish turn of the year, with properties taking longer to let and with modest rent levels. Evidently, the Edinburgh rental market is returning to a noticeable seasonality pattern. Rent levels do remain as strong as ever, despite wider general political and economic uncertainties, but the growth over the last year or two has cooled. Supply levels are healthy and the best presented, modernised and well maintained properties rent the fastest, at the strongest rent levels.”*

**A Flat In Town, Edinburgh – Sally Williams**

*“The first quarter of 2026 started a little slower compared to the momentum at the end of last year for A Flat In Town. January and February were quiet, but March brought a noticeable lift in activity, making it one of our busiest months for some time. We’ve also had a clear increase in meetings with landlords reviewing their options, particularly due to the rising costs from the recent second home council tax changes. The landlords we have met are definitely feeling the pressure to make quick decisions. Thankfully for us, and the rental sector, they agree that letting out their properties, with our guidance and support, is the most practical and sustainable solution.”*

**Watt Property, Edinburgh – Pauline Smith**

*“In the first months of 2026, we continue to see more landlords choosing to sell properties, reducing long-term rental supply while tenant demand remains strong. A growing proportion of enquiries are from tenants served Notice to Leave due to landlords exiting the sector, which many attribute to ongoing regulatory changes, including proposals within the Housing (Scotland) Bill. With limited new supply coming to market, competition for available homes in Leith remains high, with particularly high demand remaining for 1 & 2 bed furnished properties, whilst we see a lesser demand for unfurnished and larger rentals. Current conditions suggest rents are likely to remain under upward pressure through 2026.”*

**Have Your Say!**

If you'd like to contribute to forthcoming issues please contact [info@citylets.co.uk](mailto:info@citylets.co.uk)

# Postcode & Towns - Average Rents & TTL - Q4 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	£1,160	(24)	£1,665	(44)		
EH3	£1,208	(29)	£1,678	(34)	£2,229	(26)
EH4	£1,161	(25)	£1,485	(34)	£1,993	(24)
EH5	£959	(31)	£1,323	(30)	£1,486	(30)
EH6	£1,005	(21)	£1,336	(30)	£1,800	(43)
EH7	£1,032	(23)	£1,376	(33)	£1,815	(37)
EH8	£1,003	(31)	£1,385	(35)	£2,122	(47)
EH9	£1,045	(26)	£1,465	(35)	£2,056	(33)
EH10	£1,079	(25)	£1,448	(36)	£1,947	(49)
EH11	£995	(27)	£1,287	(33)	£1,731	(44)
EH12	£1,008	(33)	£1,319	(40)	£1,777	(38)
EH14			£1,228	(28)	£1,641	(39)
EH15	£970	(31)	£1,292	(38)		

## Glasgow - £pcm (TTL days)

Postcode	1 Bed		2 Bed		3 Bed	
G1	£1,020	(24)	£1,303	(56)		
G2			£1,276	(52)		
G3	£975	(32)	£1,253	(36)	£1,759	(39)
G4	£898	(24)	£1,129	(21)		
G5			£1,076	(34)		
G11	£918	(29)	£1,295	(34)		
G12	£935	(34)	£1,397	(40)	£1,795	(20)
G13			£1,083	(38)		
G14	£814	(27)	£1,010	(24)		
G20	£870	(38)	£1,118	(45)		
G31	£787	(30)	£1,056	(33)		
G32			£883	(36)		
G40			£1,037	(29)		
G41	£907	(26)	£1,103	(41)		
G42	£810	(41)	£1,115	(29)		
G43			£1,097	(36)		

## Aberdeen - £pcm (TTL days)

Postcode	1 Bed		2 Bed		3 Bed	
AB10	£579	(39)	£808	(49)		
AB11	£563	(38)	£790	(43)		
AB15	£650	(40)	£957	(31)	£1,508	(55)
AB16			£735	(19)		
AB21			£811	(40)		
AB24	£549	(39)	£785	(47)	£1,082	(53)
AB25	£553	(40)	£788	(51)		

## Dundee - £pcm (TTL days)

Postcode	1 Bed		2 Bed		3 Bed	
DD1	£709	(28)	£982	(26)		
DD2	£689	(26)	£819	(45)		
DD3	£596	(46)	£719	(63)		
DD4	£599	(35)	£811	(47)		

## Towns - £pcm (TTL days)

based on 12 month rolling average

Town	1 Bed		2 Bed		3 Bed	
Airdrie			£755	(25)		
Bathgate			£867	(31)		
Broughton	£1,046	(19)	£1,454	(29)		
Coatbridge			£760	(25)		
Dalkeith			£1,064	(22)		
Dalry	£996	(21)	£1,336	(24)	£1,830	(27)
Dunfermline			£889	(22)		
East Kilbride	£604	(20)	£768	(21)		
Ellon			£735	(23)		
Hamilton	£568	(13)	£776	(25)	£1,149	(18)
Hillhead	£855	(13)	£1,403	(21)	£2,107	(19)
Hillside			£1,546	(28)		
Inverurie			£748	(27)		
Johnstone			£756	(24)		
Largs	£462	(23)	£686	(25)		
Livingston			£932	(25)	£1,141	(28)
Musselburgh	£917	(20)	£1,146	(23)		
Paisley	£623	(17)	£819	(26)	£1,104	(23)
Penicuik			£989	(19)		
Renfrew	£609	(13)	£844	(21)		
Rutherglen			£869	(27)		
St Andrews	£1,279	(27)	£1,628	(33)		
Stirling Town			£1,079	(19)	£1,556	(21)
Trinity	£1,048	(27)	£1,338	(26)		
Woodlands			£1,333	(23)	£1,814	(26)

# Mid-Market and Build to Rent News

## Lar Launches Election Manifesto

Election fever or fatigue – your choice – is looming as Holyrood's next intake of MSPs is decided. Housing will certainly be a central theme during campaigning.

Our manifesto highlights that low-cost loans could have a dramatic impact in helping to tackle Scotland's shortage of affordable homes. A housing emergency persists, requiring innovative thinking and we urge the next government to look at the success of our loan-based financial model which could deliver hundreds of additional affordable homes quickly.

Our own research reveals our tenants each saved over £3,600 of their hard-earned cash per annum against prevailing market rates, a total of £3 million in one year alone. This has allowed many aspiring tenants to then get on the property ladder, with our model therefore facilitating entry-level home ownership as well as providing additional affordable MMR housing in perpetuity.

We are also highlighting how our low-cost, forward funded and long-term loan has allowed us to respond quickly to time limited market opportunities, because of funding certainty. This means we have the means to tackle complex regeneration projects, bringing derelict buildings back into use, helping to create thriving new communities.

Our manifesto can be [found here](#).



Mikko Ramstedt, Chief Executive  
at Lar Housing Trust



## Build to Rent – Back in Fashion?

As the recently published Rettie's BTR Briefing highlighted, Scotland only has around 5,000 BTR homes operating here (mostly in Edinburgh and Glasgow) when there is the clear potential to get this number up to 20,000 and beyond in the next few years.

Politics has been a factor holding it back (notably the Scottish Government's temporary rent freeze). Viability issues have also been a factor as the costs of delivering has become more burdensome for new housing across all sectors.

Single Family Housing (SFH) BTR has emerged, providing houses rather than flats, often in the suburbs of main cities and aimed at families and downsizers. The viability challenges seem more manageable for this type of BTR compared with multi-storey BTR. There are now a few hundred or so SFH homes in Scotland, but we believe that the country could get to a couple of thousand quickly.

The Scottish Government's new Housing (Scotland) Bill exempts BTR from its provisions, which are mainly around rent controls. BTR's affordable cousin Mid-Market Rent (MMR) is also exempted.

With a more certain environment to operate in, BTR is capable of making a comeback in Scotland. In a country with a housing emergency, it is badly needed.



Western Harbour, Edinburgh



## Mid-Market and Build to Rent News cont.

### Co-Living - Coming to Scotland?

Glasgow City Council published planning guidance for large-scale co-living (LCL) in May 2024 – to its credit. The guidance recognises the rapid growth of this format, largely driven by demand (co-living is more affordable). In London, 26 major co-living applications were submitted in 2025, totalling over 10,000 co-living homes (according to Lichfields).

Often placed between BTR and PBSA, co-living schemes are largely chosen by young people, typically without children, as a form of private rented accommodation that is more cost effective than BTR but more mature than PBSA. Schemes are professionally managed and contain greater service levels than the wider rented and HMO market.

Under Glasgow's LCL guidance, applications for co-living will be classified as 'sui generis' and the designation of LCL will only apply to major schemes defined as exceeding 5,000 sqm gross floor area and for sites of two hectares or more.

Whilst there are a small number of co-living schemes now consented in Glasgow, often as part of a mixed-use of hybrid 'managed living' development, the format is in its infancy in Scotland and it will take time to 'kilt' what has become a more standard format in England. Scottish technical standards, for example, are more stringent.



Will Scarlett - Founder/Director  
Scarlett Land and Development

All Scotland MFH and SFH BTR schemes are on our interactive map:  
<https://www.scarlettdev.co.uk/services/build-to-rent/pipeline-scotland/>

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CITYLETS  
Home of Scottish Letting

# Making Tax Digital

From April 2026, Making Tax Digital (MTD) for income tax will transform how some landlords and self-employed individuals manage their tax.

## Who is affected?

- From April 2026: individuals with a gross income of over £50,000 from property and/or self-employment
- From April 2027: individuals with a gross income of over £30,000 from property and/or self-employment
- From April 2028: individuals with a gross income of over £20,000 from property and/or self-employment

Your qualifying income is the total income (before expenses and tax) that you get in a tax year from property and/or self-employment. Your total income may come from more than one source of property income or self-employment.

It is only income from property and self-employment which counts toward the above figures. Pension income, income from employment, dividends from investments and interest on savings are not included.

If you own property jointly with others, it is only your share of the gross income that is relevant to assessing whether or not you need to comply with MTD.

If HMRC assess that you are in scope of the MTD requirements based on your most recent tax return, they will contact you before the start of the tax year in which you must start complying with MTD.

The government has an interactive tool to make it simpler for landlords to understand if they need to use MTD for Income Tax and when they need to start meeting their new obligations. The tool can be [found here](#).

## What is changing?

If you are in scope for MTD (see section above) then you'll need to



Author: Caroline Elgar, Policy Manager at SAL

use recognised third-party software to keep records of your self-employment and property income and expenses, and send quarterly updates to HMRC. These quarterly updates aren't tax returns, they're just simple summaries of how your business is doing, in four smaller chunks, pulled from your records. You won't pay four tax bills a year; the deadline for paying your tax will still be 31 January, but the process will be much simpler thanks to your quarterly updates.

## Benefits of MTD

- It will reduce the chance of making errors in your returns, which can cost time and money to correct later
- It will make sure you have up-to-date, accurate information to avoid scrabbling for lost receipts
- It will forecast your predicted tax bill to avoid surprises and allow you to better budget for the tax you will be due

## Software solutions

HMRC does not provide software for MTD and, if you are in scope for MTD, you will no longer be able to submit tax returns directly to HMRC using the Self-Assessment website as you may previously have done. You will need to use commercial third-party software that works with MTD for Income Tax to:

- Create, store and correct digital records of your self-employment and property income and expenses
- Send your quarterly updates to HMRC
- Submit your tax return by 31 January the following year

You can find suitable software packages using the HMRC tool at <https://www.tax.service.gov.uk/find-making-tax-digital-income-tax-software/how-will-you-use-it>.

## A Slower Winter Market Hints at Increasing Opportunities for Edinburgh

Higher numbers of properties hitting the market and a slowing in property hotspots during December-February suggests there are plenty of prime opportunities.

Traditionally, December-February is a quieter period for the property market, but recent years frequently bucked that trend. However, this year has seen a return to expected patterns, with slower selling times, and fewer sales overall.

If we explore the data, we can see that this presents a wealth of opportunity for prospective Edinburgh investors. Sales volumes decreased by a not-insignificant 9% year-on-year; coupled with a 1.1% rise in insertions, this shows that the market currently has plenty to offer buyers, with an array of options and an improved chance of securing a property for closer to its Home Report value.

Edinburgh's average selling price held strong; a modest annual 0.3% rise took it to £306,723. In the city centre, prices rose by 1.9% to £356,079, while in Edinburgh South, prices reached £358,055, a rise of 5.4%.

Properties took 29 days to go under offer, two days slower year-on-year. 19.5% of properties went to a closing date, down from the 21.2% we've seen over the last two years, again hinting at lower demand.

Properties attained 101.2% of their Home Report valuation on average, which is down 0.3 percentage points on last year. The average Home Report value is down 4.2%, suggesting a larger volume of

smaller, cheaper properties coming onto the market; again, this presents opportunities for investors.

One-bedroom flats in Gorgie were Edinburgh's most affordable property, selling for £145,818 on average.

One area to watch is Edinburgh East; here, average selling prices declined 1.8% to £270,770. Properties took six days longer to sell, and buyers paid 101.7% of the Home Report valuation (1.4 percentage points less than last year). Despite this, Leith remains a hotspot. Its two-bed flats were the top-selling property type (with volumes the same as last year), with one-bed flats in second place, however their sales volumes declined 23.3% annually. Leith also had the highest number of properties for sale, with insertions rising 13.8%. Together, this suggests that Leith offers plenty of opportunity for investment, with high availability and buyer power.

Paul Hilton, CEO of ESPC, said:

"The past three months present an intriguing picture of Edinburgh's property market, and offer optimism for those considering purchasing there. There's plenty of choice in the market, reducing the pressure on buyers to pay significant premiums to secure properties. This certainly indicates that for those in a position to buy, now is a great time to do so.

"It is interesting to see the movement occurring in Edinburgh East, which has been a hotspot for quite some time now. It's perhaps too early to say definitively what might be happening, but it's certainly something to keep an eye on - Leith retains the crown for the highest volume of both sales and insertions, but it remains to be seen whether these levels are indicative of change to come."

*This article was written in March 2026 and property market activity may have changed between then and the time of reading.*



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# Rent Controls in Scotland

## What landlords and letting agents need to know about exempt properties.

As Scotland moves towards a permanent system of private rented sector (PRS) rent controls, landlords and letting agents are understandably seeking clarity on how the new framework will affect their portfolios and whether any properties are exempt. Draft regulations published by the Scottish Government now provide important detail on which properties will be exempt from rent control provisions, offering reassurance for certain parts of the market and helping investors and agents plan ahead.

The proposals are set out in the Private Housing Rent Control (Exempt Property) (Scotland) Regulations 2026 and are expected to come into force on 1 April 2026, subject to Parliamentary approval. Once enacted, they will operate alongside the rent control regime established under the Housing (Scotland) Act 2025.

It is important to note that under the new regime, local authorities will have powers to designate rent control areas (RCA). Only tenancies in RCAs will be subject to rent caps. There is no need to rely on an exemption where the let properties is outwith an RCA.

### Two key categories of exempt property

The draft regulations confirm that exemptions will apply to two main categories of tenancies:

- Mid Market Rent (MMR) properties
- Build to Rent (BtR) developments

For landlords and agents operating in these sectors, the exemptions are significant, as they remove the need to

comply with statutory rent caps that would otherwise apply.

### Mid Market Rent:

MMR housing is aimed at tenants who do not qualify for social housing but are priced out of the open market. These properties are often already subject to controls that limit rent levels.

Under the draft regulations, an MMR property will be exempt from rent control where:

- The landlord or a third party has received Scottish Government or local authority funding that includes conditions restricting rent increases; or
- The tenancy agreement contains contractual terms restricting the landlord's ability to increase the rent.

Crucially, these restrictions must limit the landlord's ability to increase rent above the 'specified level' which is defined as the 'median of market rent levels for that size of property in that broad rental market area'.

With rent moderation already built into grant funding or the lease, exemption demonstrates the Scottish Government considers further statutory controls unnecessary.

### Build to Rent:

The inclusion of BtR developments as exempt properties will be welcomed by institutional investors, developers, and managing agents. The draft regulations confirm that BtR properties qualify for exemption if they meet the following criteria:

- It forms part of a "relevant development" of six or more homes built, converted, or renovated for use as residential property;
- The development was completed on or after 31 August 2021 since completion all properties have been solely used for letting as Private Residential Tenancies
- The property appears in the owner's entry on the Scottish Landlord Register.

However, landlords and agents should note that exemptions are not permanent. A BtR property can lose its exempt status if it becomes owner occupied, is used as a short term let, or is removed from the landlord register.

### Practical implications for landlords and agents

For landlords, these exemptions provide greater certainty around long term investment decisions. They also reinforce the importance of accurate landlord registration, tenancy drafting, and compliance monitoring, particularly where exemptions depend on ongoing conditions.

With the regulations expected to take effect from April 2026, reviews should be undertaken now to identify potentially exempt properties and ensure the necessary criteria are met and documented.

If you would like advice on how the proposed rent control regulations may affect your property portfolio, our PRS team is here to help. Contact us at [prs@tcyoung.co.uk](mailto:prs@tcyoung.co.uk) or visit [www.tcyoung.co.uk](http://www.tcyoung.co.uk) to find out more.

# A New Snapshot of Scotland's Private Rented Sector

Research and Programme Officer, Molly McGregor, on a new wave of landlord and tenant surveys.

Fresh research from the SafeDeposits Scotland Charitable Trust is shedding new light on the experiences of tenants and landlords across Scotland, offering an important snapshot of the private rented sector at a time of continued change.

Published in February this year, the second wave of the Trust's Voice of the Tenant and Voice of the Landlord surveys captures the perspectives of more than 2,000 people involved in renting and letting homes. Together, the findings highlight both the pressures and the resilience within the sector.

## Life as a renter today

For many tenants, affordability continues to dominate the conversation. The survey gathered responses from 1,004 tenants, with nearly one in three tenants saying they struggle to pay their rent. While this represents a small improvement compared with the previous year, the financial pressure associated with renting remains clear.

Almost half of tenants (47%) say they have had to cut back on essential spending to ensure they can meet their housing costs. Affordability was reported as the most common barrier preventing tenants from moving home, affecting both those currently searching for a property and those who have moved recently.

Yet the research also highlights areas of stability. Despite the financial

challenges facing many households, 76% of tenants say they feel secure in their tenancy, and 71% report being satisfied with renting overall. These findings indicate that many tenants report positive levels of security and satisfaction despite ongoing affordability pressures.



Research and Programme Officer at SafeDeposits Scotland, Molly McGregor

## Landlords navigating change

Alongside tenant perspectives, the Voice of the Landlord survey gathered responses from 1,000 landlords across Scotland, exploring investment trends and attitudes towards the sector.

The findings show that the proportion of private rented homes remaining within the sector has almost doubled from 9% in 2024 to 17% in 2025.

However, more landlords reported selling property than purchasing it over the past year. Fourteen per cent sold rental homes, while only 5% expanded their portfolios

through new purchases.

When asked why they were selling, landlords most frequently pointed to regulatory change (38%), followed by perceived negative attitudes towards landlords (28%) and the rising cost of repairs and maintenance (26%).

At the same time, the research suggests a generational shift in investment patterns. Landlords aged 18-44 were the most likely to have purchased property in the past year, indicating that younger investors are still entering the market.

The survey also highlights an ongoing challenge around communication and regulation. Just 41% of landlords say they feel up to date with regulatory changes, suggesting there may be scope for clearer guidance and support.

## Why the research matters

Taken together, the surveys provide a balanced view of Scotland's private rented sector, showing affordability and access pressures for tenants alongside regulatory, investment, and cost considerations for landlords. Conducted annually, the research strengthens the evidence base, helping to inform policy and practice while ensuring that both tenant and landlord voices continue to shape understanding of the sector.

To explore the full findings please [click here](#).

SafeDeposits Scotland is Scotland's largest tenancy deposit scheme with a 69% share of the market and the only not-for-profit scheme based in Scotland.

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# 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 2026. 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.

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