CITYLETS
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Quarterly Report
Q3 2026 ▪ Issue 79

New, Old Normal



- Market Overview ▪ National Trends
- Spotlights: Edinburgh, Glasgow, Aberdeen, Dundee & more
- Agent Views ▪ Postcode & Town Analysis: Localised Rental Prices
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- SAL: Dealing with Damp, Mould and Condensation - Awaab's Law
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- TC Young: Upcoming Reforms and What It Means for Landlords?
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Market Overview

The general balance between supply and demand in the Scottish private rented sector (PRS) has returned as the established pre 2020s norm. Rental growth in the major conurbations of Edinburgh, Glasgow and Aberdeen continue to trend in a low range between circa 0 and 2% Year on Year (YOY), anchoring growth across the nation as a whole to a steady 2.5%.

Demand seems set to be structurally underpinned in the quarters ahead, reflecting the 'higher for longer' interest rate environment for home buyers in contrast to justified hopes at the start of the year. Renters seeking to transition to homeownership will find themselves in longer leases until mortgage affordability facilitates access to homes matching personal aspirations.

New housing supply, both within and outwith the private rented sector, seems set to remain constrained. Low house completions and even lower new starts recorded in the most recent figures make for concerning reading. Ongoing legislative & fiscal burdens continue to weigh heavily on landlord sentiment, though to date Scottish landlords have not been targeted for additional rates of tax on rental income as per their English counterparts.

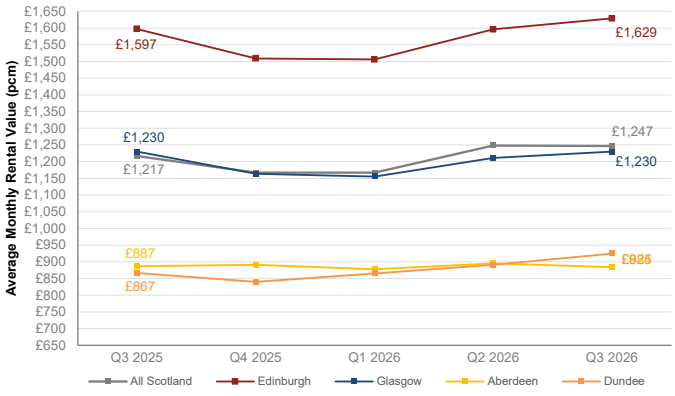
Financial markets currently price in a series of central bank interest rate rises resulting in a significant gap between new fixed mortgage interest rates and current BOE rates. Many economists, however, do not subscribe to the view that inflation resultant from global energy shocks can be competently resolved by increasing domestic interest rates and the bank should hence refrain from tightening until clear secondary effects are due to take hold.

Either way, with bond yields edging higher over the quarter, market expectations have already made borrowing more expensive. A quarter-point increase in rates is generally expected at the next MPC meeting in November. However, the bank is signalling this would by no means necessarily be the beginning of a tightening cycle, with some commentators believing rates could be reduced again in the latter part of 2027.

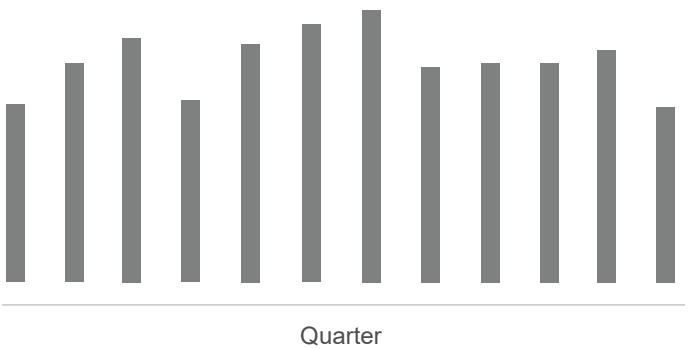
Matters in the Gulf currently cut a low profile in headline press, however the price of oil has ticked up significantly over the past quarter. Reports from authoritative sources suggest the flow of oil is, at times, now on a par with pre-war levels courtesy of military-assisted solutions. However, there is no escaping the increased cost of operations within the industry or the compromise in global refining capacity, inter alia, pushing up fuel prices and stoking inflation concerns.

Rental growth in Scotland returned to positive territory in Q3 2026 after a couple of negative quarters however rents are now falling consistently in real terms over many parts of the country and crucially, from a rent control perspective, have undershot inflation in all major cities over the last 3 years.

Scottish Monthly Rent Analysis (Q3 2025 - Q3 2026)



Scotland - Average Stock Levels (Q4 2023 - Q3 2026)



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.

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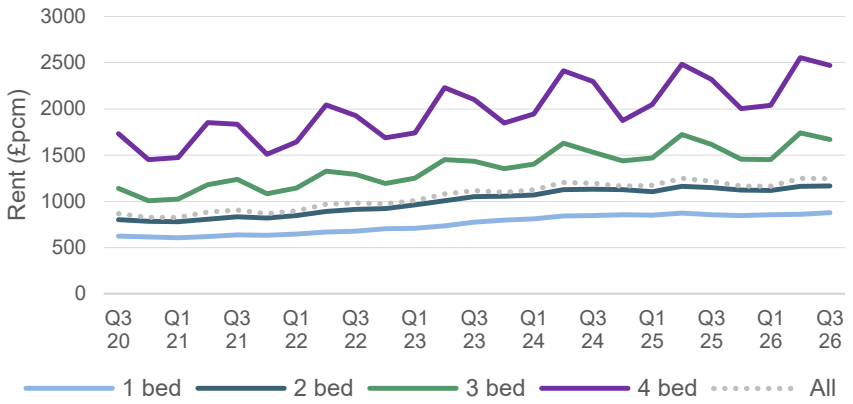
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Scotland

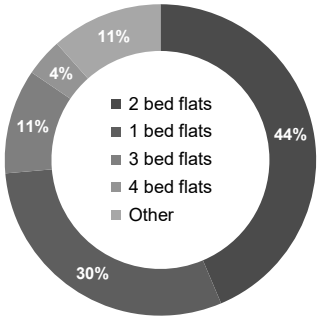
Market Overview - Q3 26

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	£879	2.7%	37.8%	55.9%	24	2	23%	73%
2 bed	£1,165	1.4%	39.5%	60.0%	28	2	15%	65%
3 bed	£1,672	3.4%	35.2%	74.2%	35	5	12%	55%
4 bed	£2,470	6.4%	34.8%	82.4%	37	2	10%	50%
All	**£1,247**	**2.5%**	**37.6%**	**60.9%**	**28**	**2**	**17%**	**65%**

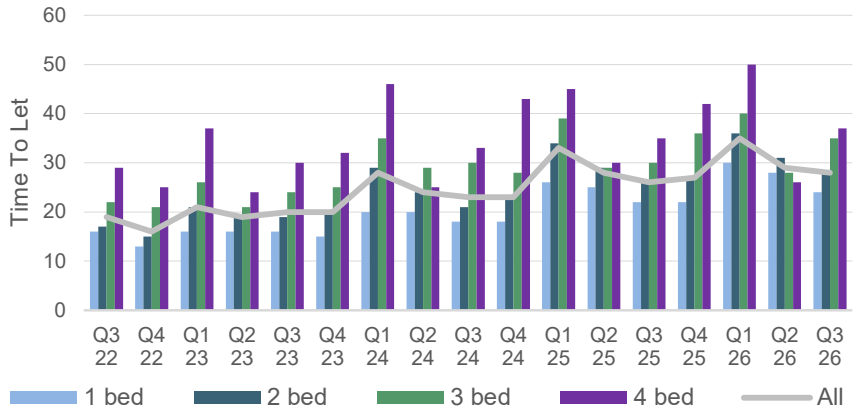
Average Rent (pcm) by Number of Bedrooms



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	193.5	193.3	



Lyndsay Yuill - RentLocally.co.uk

"The Scottish private rented sector maintained a steady trajectory throughout the summer, operating with a more balanced dynamic after years of volatility. The average rents are strong in all areas just now with Edinburgh and Glasgow remaining the highest in the country, although rent increases have been modest this year compared to previous years. Tenant demand remains firm, strengthened by late-summer student activity, but renters are increasingly value-driven. Properties requiring accurate local pricing, high energy efficiency and solid presentation let quickly, while overpriced listings or properties with tired decor face distinct resistance and longer time to let."

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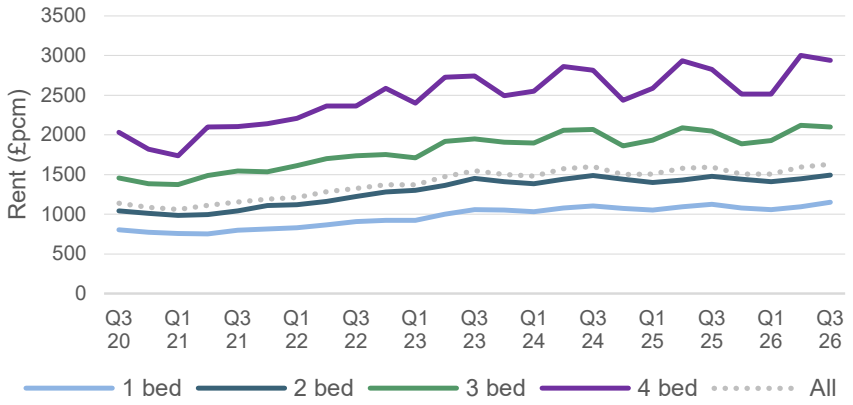
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Edinburgh

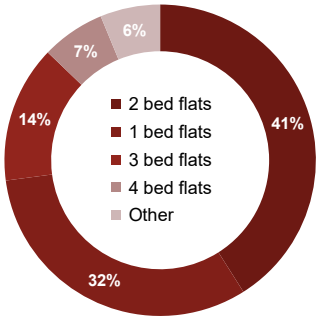
Market Overview - Q3 26

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	£1,154	2.3%	44.4%	63.0%	17	0	30%	82%
2 bed	£1,495	1.1%	43.6%	58.9%	25	1	18%	69%
3 bed	£2,100	2.5%	36.0%	60.7%	33	3	15%	58%
4 bed	£2,940	4.1%	39.6%	67.9%	33	-3	12%	53%
All	**£1,629**	**2.0%**	**40.8%**	**60.8%**	**25**	**1**	**21%**	**70%**

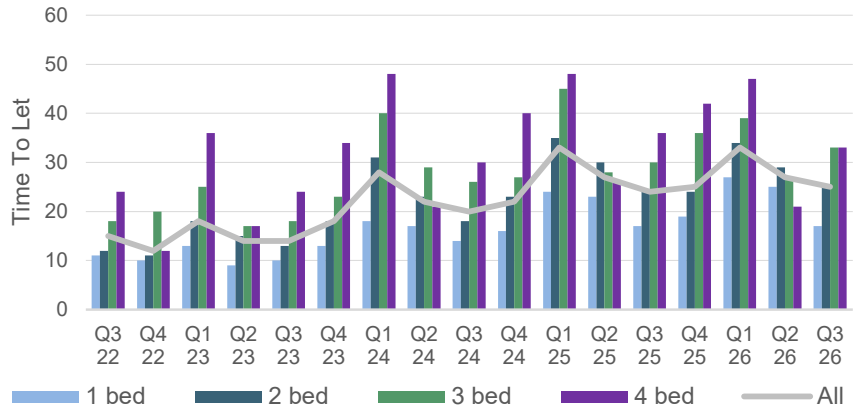
Average Rent (pcm) by Number of Bedrooms



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	213.7	218.1	

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%



Tina-Dawn Hopking - 1LET

"This quarter saw strong demand for affordable one and two bedroom properties across Edinburgh, while higher value homes are also attracting good interest when priced appropriately and offering quality presentation and convenient transport links. With rents now stabilising after several years of rapid growth, accurate pricing against comparable properties is more important than ever. Tenants are also becoming increasingly discerning about the condition and aesthetic of their home. Well-presented, well-priced properties continue to let well. For landlords, Edinburgh remains an active rental market with strong underlying demand supporting occupancy and rental values."

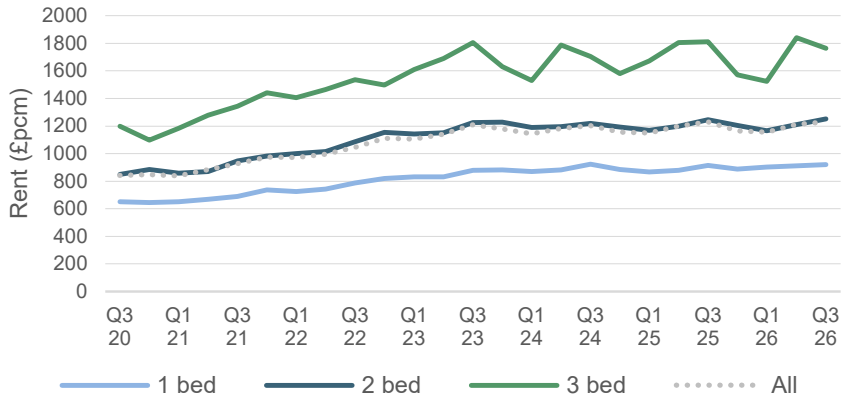


Glasgow

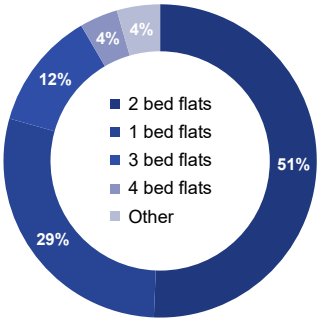
Market Overview - Q3 26

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	£921	0.7%	33.7%	65.1%	20	2	25%	77%
2 bed	£1,253	0.5%	32.5%	66.2%	27	6	16%	65%
3 bed	£1,764	-2.7%	31.2%	74.7%	34	3	12%	52%
4 bed	£2,662	-2.6%	38.4%	86.4%	55	33	7%	27%
All	**£1,230**	**0.0%**	**32.5%**	**67.8%**	**27**	**6**	**18%**	**65%**

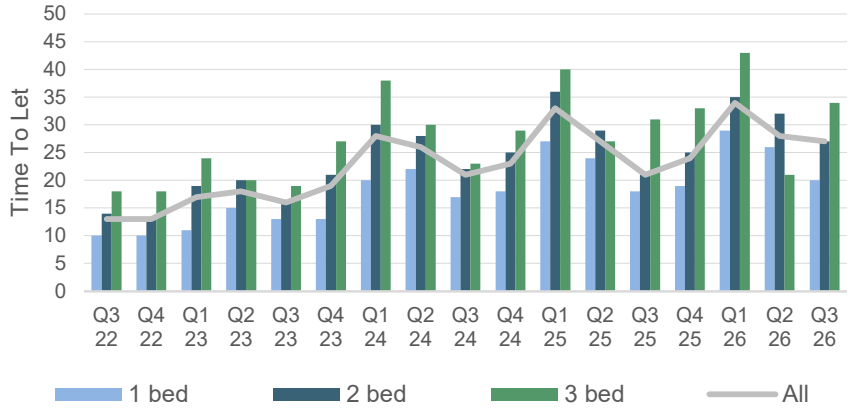
Average Rent (pcm) by Number of Bedrooms



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	213.6	216.9	

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%



Ross Macleod - Macleod Lettings

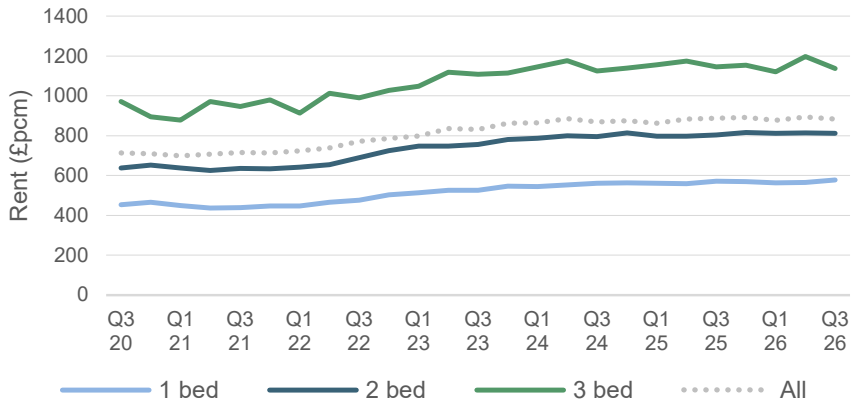
"Glasgow's rental market feels noticeably more price-sensitive than a year ago. Demand remains healthy, but tenants are becoming increasingly selective and there is now a clear distinction between properties that are simply available and those that are genuinely good quality. Well-presented, realistically priced homes continue to attract strong interest, while compromised or over-priced stock can sit considerably longer. We are also seeing affordability push demand beyond the traditional West End and city centre hotspots, with areas such as Paisley attracting increasing interest. For landlords, the message is changing: rental growth can no longer be assumed. Presentation, sensible pricing and proactive management are increasingly what determines performance."

Aberdeen

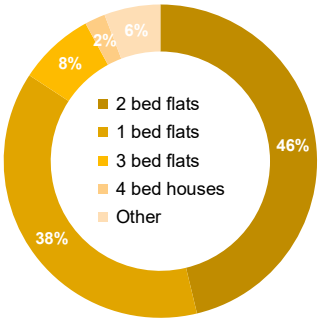
Market Overview - Q3 26

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	£577	0.9%	31.4%	6.9%	37	7	12%	54%
2 bed	£813	1.1%	28.0%	6.6%	37	6	11%	54%
3 bed	£1,137	-0.7%	20.1%	1.0%	44	5	7%	43%
4 bed	£1,728	-0.7%	16.1%	10.9%	29	-6	8%	59%
All	**£884**	**-0.3%**	**23.6%**	**6.6%**	**37**	**5**	**11%**	**53%**

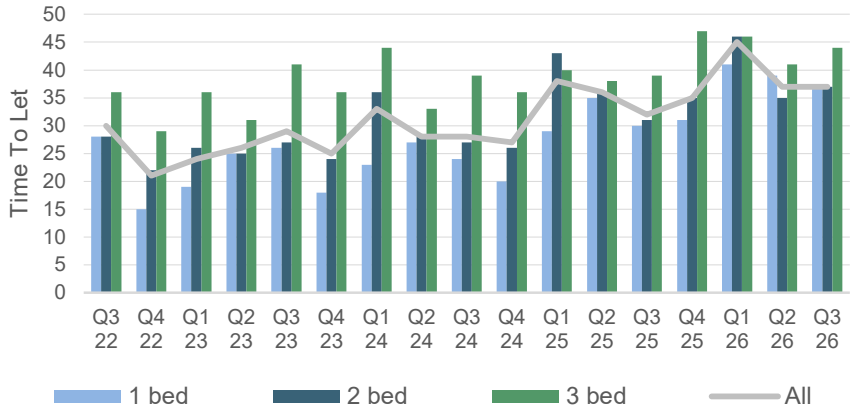
Average Rent (pcm) by Number of Bedrooms



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	101.1	99.9	

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%



Matt Pullinger - Northwood

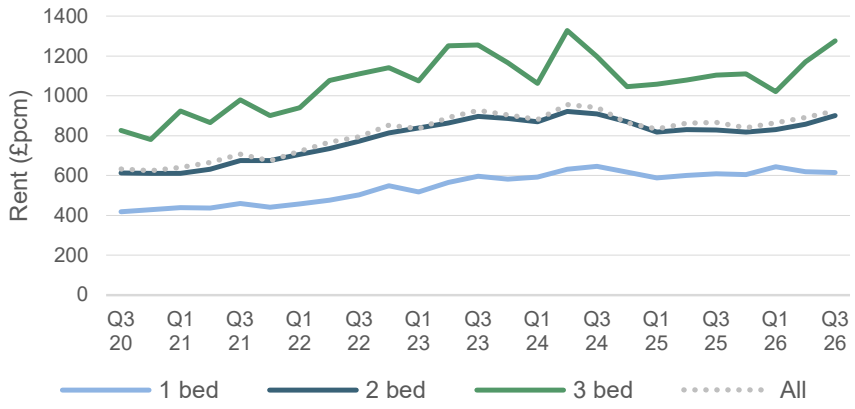
"The Northeast rental market remained strong throughout Q3 2026 with demand continuing to outstrip the supply of available homes. Stock levels have reduced across Aberdeen and Aberdeenshire which, combined with sustained tenant demand, is placing further upward pressure on rental values. Family homes remain particularly sought after with well-presented three and four bedroom properties attracting strong interest soon after coming to market. Demand for rural and more energy-efficient homes has also continued as tenants increasingly balance location and lifestyle with the ongoing cost of running a home. With fewer properties available, affordability and choice will be important factors to watch as we move into the final quarter."

Dundee

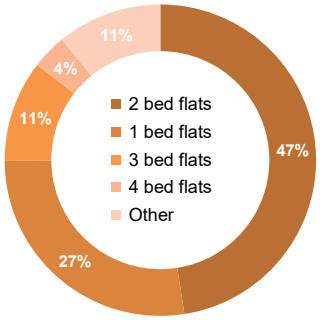
Market Overview - Q3 26

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	£616	1.3%	34%	48%	23	-9	30%	70%
2 bed	£901	8.7%	33%	59%	30	-2	12%	59%
3 bed	£1,276	15.6%	30%	75%	50	13	15%	34%
All	**£925**	**6.7%**	**31%**	**57%**	**33**	**-2**	**17%**	**58%**

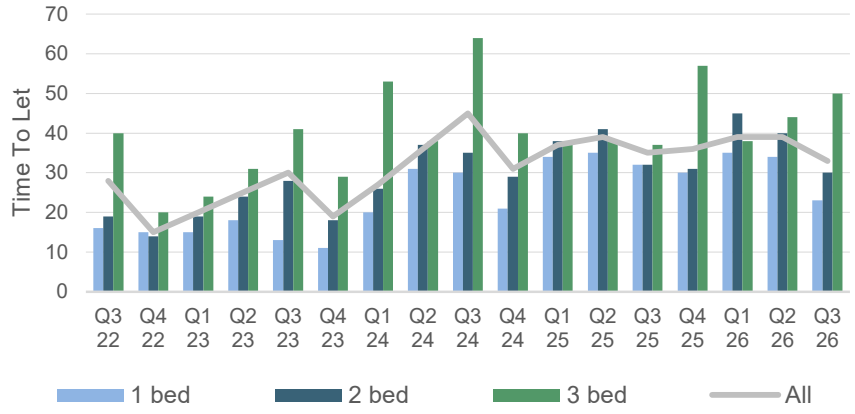
Average Rent (pcm) by Number of Bedrooms



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	154.7	160.6	

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

"Q3 of 2026 has been a tough period for student lettings with many HMO properties still being marketed weeks into the new academic term, requiring landlords and agents to review expectations and market approach for the future of larger Dundee student properties. The waiting game for the December intake is underway but the pinch from PBSA is being felt across the city. Outwith the student sector, the PRS remains very strong with the average letting time for 1 and 2 bed flats returning to low levels and strong rents being achieved across the board."

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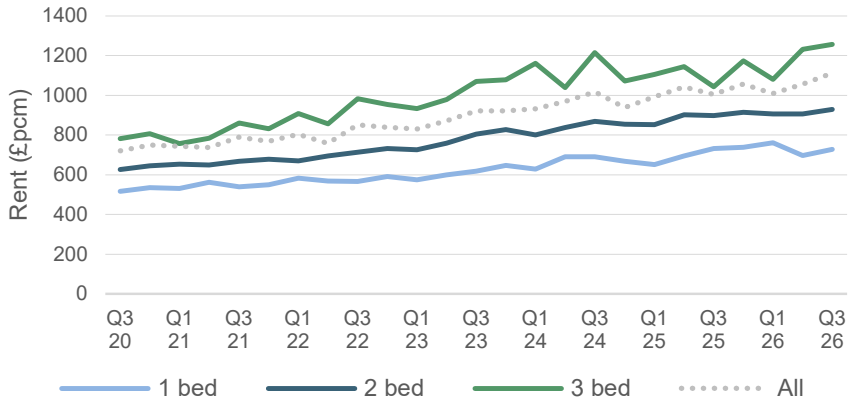
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West Lothian

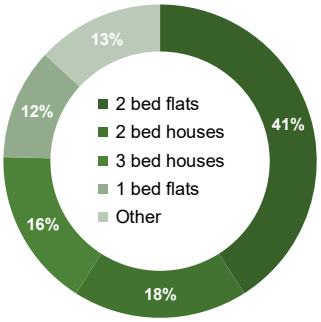
Market Overview - Q3 26

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	£727	-0.5%	34.6%	55.3%	20	-12	22%	89%
2 bed	£928	3.3%	39.1%	58.9%	23	-12	11%	65%
3 bed	£1,256	20.4%	45.9%	82.6%	22	-9	8%	83%
All	**£1,113**	**10.7%**	**41.1%**	**69.4%**	**23**	**-11**	**13%**	**72%**

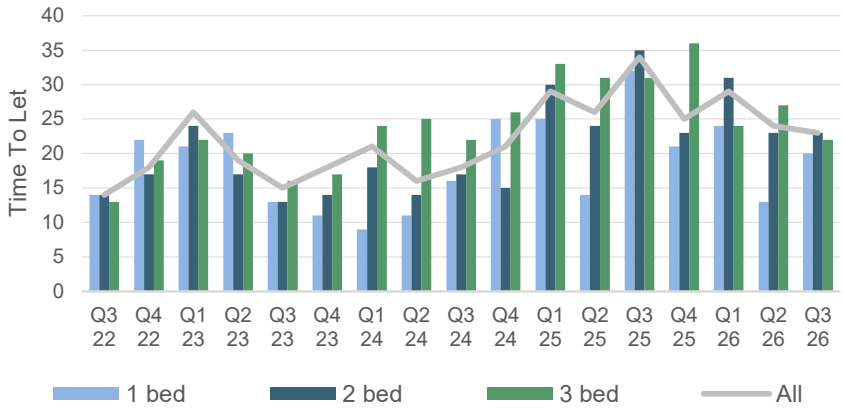
Average Rent (pcm) by Number of Bedrooms



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	182.2	191.9	

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

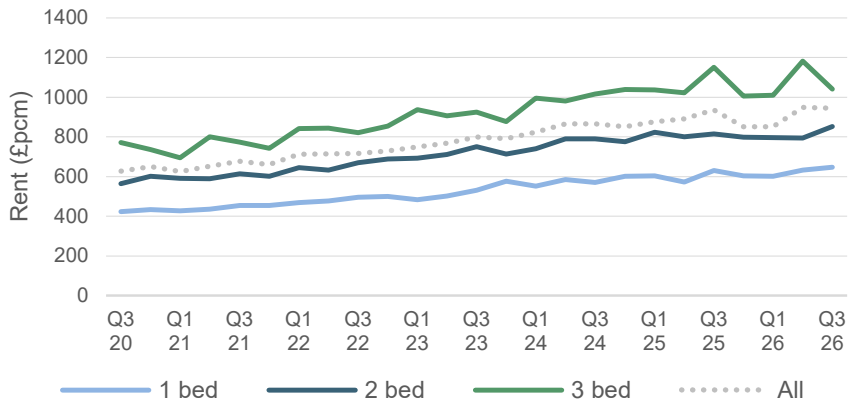
"Q3 has proven to be a busy period for the West Lothian PRS. Properties priced attractively have continued to generate strong levels of enquiry, while those marketed at more ambitious rental levels have generally taken a little longer to let. We've also noticed fewer tenants giving notice, suggesting that many are choosing to stay put rather than move and potentially face significantly higher rents elsewhere. As we head into winter, our recommendation to landlords is to use any void periods to freshen up their properties. Tenants are increasingly considering presentation and overall condition when deciding where to move."

South Lanarkshire

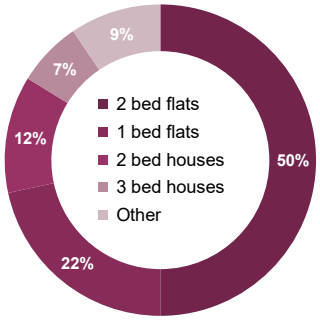
Market Overview - Q3 26

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	£647	2.7%	42.8%	67.2%	15	-4	25%	88%
2 bed	£851	4.4%	38.6%	64.6%	22	-2	9%	72%
3 bed	£1,040	-9.6%	34.4%	52.7%	21	2	10%	70%
All	**£944**	**1.0%**	**39.4%**	**60.5%**	**20**	**-2**	**14%**	**76%**

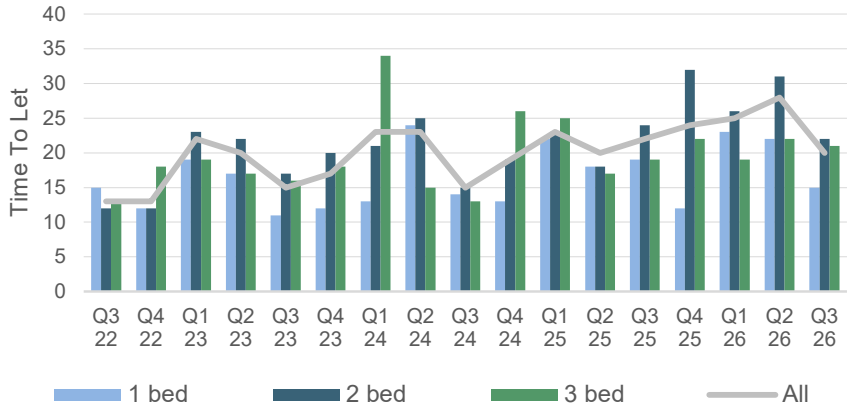
Average Rent (pcm) by Number of Bedrooms



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	156.5	174.6	173.8	

Yield by Popular Postcodes (Flats)

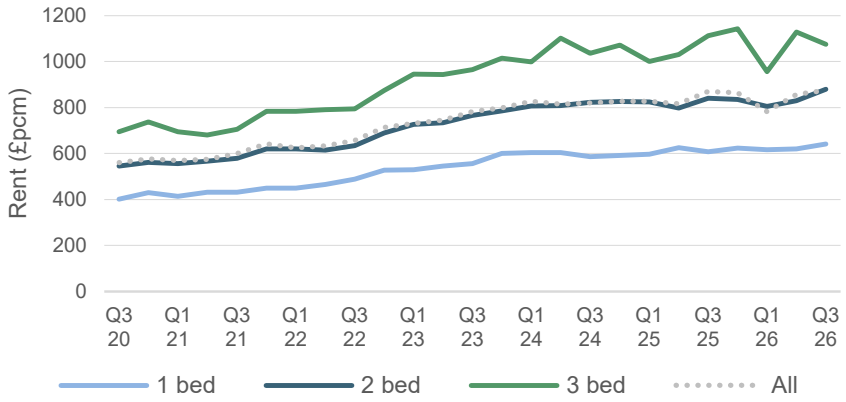
	2021	2022	2023	2024	2025
G71	6.1%	5.5%	5.9%	5.3%	6.1%
G72	8.2%	7.7%	9.0%	8.2%	8.6%
G73	6.5%	7.1%	7.2%	8.0%	8.2%
G74	6.6%	7.1%	8.1%	8.2%	9.2%
G75	8.0%	7.9%	9.1%	9.2%	9.4%

Renfrewshire

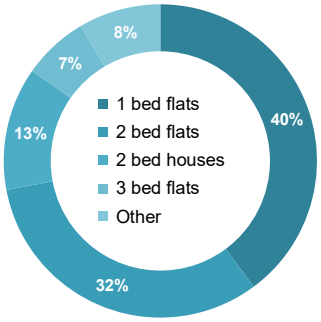
Market Overview - Q3 26

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	£641	5.6%	48.4%	70.9%	17	3	16%	88%
2 bed	£879	4.5%	51.6%	80.5%	27	5	17%	72%
3 bed	£1,075	-3.4%	52.3%	69.6%	29	14	0%	57%
All	**£876**	**0.8%**	**46.0%**	**73.1%**	**23**	**6**	**14%**	**76%**

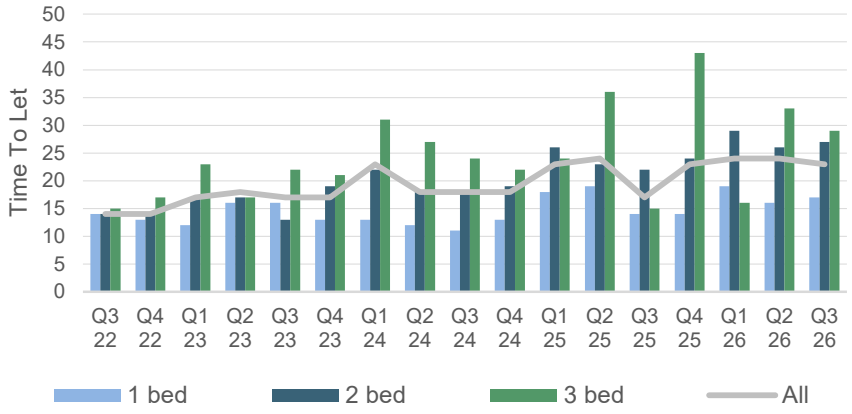
Average Rent (pcm) by Number of Bedrooms



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	163.9	179.9	183.6	

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%



Holly Egan - Castle Residential

"In Q3 we have seen the demand for smaller properties continue, particularly close to central locations, transport links and education facilities. Students, young professionals and single persons are the most common clientele with the availability of larger stock less common, but demand remains. Rents are also continuing to climb with a steady incline, particularly central 1 and 2 beds. As the weather changes into Q4 we expect the availability of stock to drop slightly."

Agent Views

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



Grouse Lettings, Aberdeen – Liane Munro



"Q3 in Aberdeen saw record levels of activity for Grouse Lettings. As ever, July and August were particularly busy and we have seen demand normalising as September progressed. Well presented and maintained stock is still moving quickly despite cooler market conditions at this time of year, and we anticipate the usual last minute flurry of new tenancies as those who intend to relocate in 2026 make their move."

Western Lettings, Glasgow – Kirsty Murphy



"The Glasgow rental market remains active, although tenants are increasingly expecting good value for money and are less willing to compromise on the condition and presentation of a property. Affordability is influencing where people are looking, with more tenants willing to consider areas further from the city centre to find more affordable options. We have seen softer demand for some larger HMOs, particularly within the student market, potentially reflecting the continued growth of purpose-built student accommodation. Well-priced, well-maintained properties continue to attract strong interest, but tenants are increasingly expecting the quality of a property to reflect the rent being asked."

Clan Gordon, Edinburgh – Hannah Doig



"Edinburgh's rental market remained exceptionally competitive throughout Q3 with demand during this busy period outpacing supply. Many properties attracted strong levels of interest and were frequently let following the first viewing. At the same time, increasing regulatory requirements and continued tax pressures are prompting some landlords to reassess their investment, with a number choosing to exit the sector and sell. Looking ahead, the industry is preparing for the introduction of Awaab's Law. Although it introduces further compliance requirements, the legislation is a welcome development that will help protect tenants and improve housing standards. For landlords who stay on top of property maintenance and address reported issues promptly, the changes should align closely with existing best practice."

Cox & Co., Edinburgh – Mike Erskine



"The PRS continued to demonstrate resilience during Q3 2026 with demand remaining robust across the lettings markets despite ongoing affordability pressures. Activity broadly followed established seasonal patterns with strong summer demand balanced by a gradual improvement in available stock. Rental growth remained modest compared to the rapid increases witnessed in recent years, reflecting a more mature and stable market environment. While regional variations persisted, particularly between cities and surrounding commuter locations, market conditions generally favoured steady occupancy levels and healthy tenant demand. There was definitely a greater equilibrium between supply and demand, supporting sustainable market performance."

Cullen Property Ltd, Edinburgh – Steve Coyle



"Market conditions remained broadly positive but more balanced than the exceptionally competitive periods seen in recent years. Demand for well presented properties continued to outstrip supply in most Edinburgh areas, particularly for one and two bedroom flats popular with young professionals. Especially given the supply side of these homes being squeezed by UK/Scot Govt policies in recent years, hampering investment. We experienced strong occupancy levels and generally stable rental growth, although affordability pressures meant tenants were increasingly price sensitive and more selective when choosing properties. Refurbished, high quality homes attracted the strongest interest and achieved the best rental outcomes, whilst tired properties requiring investment took longer to let and required greater pricing realism, particularly in the affluent Student HMO market."

Infiniti Properties, Glasgow – Scott Hume



"Q3 was another strong quarter. Almost every property let at the asking rent with just a few exceptions in outlying areas. The City Centre and West End led the way, and City Centre re-lets achieved bigger uplifts on the previous rent. Void periods shortened with many homes let agreed before the existing tenants had vacated. Student demand held up well, despite new purpose-built accommodation, with a late rush in the final fortnight. Landlords are acting early on the new damp and mould rules from 6 October. Landlord sales have steadied and first-time landlords are enquiring in encouraging numbers."

DJ Alexander, Aberdeen – Cathy Clark



"The Aberdeen rental market remains steady and affordable compared to other major Scottish cities. Following a very active summer season, demand for high-quality, energy-efficient properties continues to drive quick lets. As winter approaches, there is a notable increase in landlords who previously withdrew from the market to sell now returning to lettings, prompted by rising energy costs and impending council tax hikes. While the supply of higher end properties remains limited, this scarcity ensures that well-presented homes in this bracket continue to lease quickly."

iERO, Edinburgh – Matthew Wilcken



"Edinburgh's rental market remained resilient through Q3, with strong demand for well-presented one- to three-bedroom homes and good-quality student accommodation. However, tenants are increasingly price-conscious and properties pitched above the market are taking noticeably longer to let. Larger five-bedroom HMOs have proved more challenging with greater choice allowing groups to be selective on price, condition and location. The Edinburgh Festival and corporate market again provided landlords with a valuable bridge across the summer, helping reduce voids between student tenancies and increase yield for landlords. Overall, the market remains healthy but realistic pricing and high presentation standards are now essential to achieving a prompt let."

Rettie & Co., Edinburgh – Karen Turner



"The Edinburgh lettings market continues to demonstrate resilience, underpinned by strong tenant demand and a healthy supply of available properties. While demand remains robust, tenants have more choice than in recent year making accurate pricing crucial to achieving a swift let. Properties that are priced above market expectations are likely to experience longer void periods and may ultimately require a reduction to secure interest. Tenant priorities remain consistent, with location and presentation playing a significant role in decision making. Homes that are well presented and offer convenient access to local amenities, schools, employment hubs and transport links continue to perform particularly well."

Glenham Property, Edinburgh – Charlie Inness



"The Edinburgh rental market has stabilised returning to a more normal, balanced and sustainable position. Ongoing uncertainty around mortgage rates is likely to encourage more people to remain in the rental sector while they wait for greater clarity on borrowing costs and the wider inflation outlook. The result is we expect tenant demand to remain strong which in turn should continue to support rental values although it is unlikely to generate the inflationary pressures seen in recent years so rental growth is likely to remain fairly static."

ESPC Lettings, Edinburgh – Nicky Lloyd



"Q3 is always a busy time in the PRS and this year followed a similar pattern. The market has been stable, but we did see a peak over the summer with shortening in time to let. As we see existing tenants staying in rental properties for longer the PRS needs more investors bringing new properties to the market. There is strong demand for well-priced one and two-bedroom properties across the city centre."

Glasgow Property Letting, Glasgow – Colin MacMillan



"After a very busy 3rd quarter at GPL, we are getting ready for the autumn period and the run up to winter. With much of the focus on the new legislation from the Scottish Government and the newly introduced Awaabs Law, we at GPL are prepared and ready for any potential issues arising as a result of the weather turning. We have noticed that the traditional student intake has been slightly less manic this year, with less overseas students coming into Glasgow due in no small part to the Middle East and Ukraine conflicts affecting financial stability in popular student markets. Year on year we have had encouraging financial results, even with some traditional landlords exiting the market, while a new generation of landlords are entering the market."

Watt Property, Edinburgh – Pauline Smith



"The Edinburgh rental market seems to have settled into a more balanced pattern following exceptional growth of recent years. Demand remains healthy, particularly for well presented one and two bedroom properties. Tenants are increasingly value-conscious with energy efficiency, presentation and overall quality influencing decisions along with the rental price. Supply has improved giving tenants' greater choice, although good properties attract strong interest and let quickly. We continue to see an increase in landlords leaving the market and those that remain appear more considerate in their approach to anticipated rent, recognising that realistic rents are key to securing good tenants and minimising void periods in today's more sustainable market."

Have Your Say!

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

Postcode & Towns - Average Rents & TTL - Q3 26

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	£1,227	(19)	£1,656	(28)		
EH3	£1,400	(15)	£1,786	(24)	£2,406	(38)
EH4	£1,232	(16)	£1,462	(30)	£1,922	(30)
EH5	£1,040	(24)	£1,293	(26)		
EH6	£1,084	(13)	£1,382	(21)	£1,723	(39)
EH7	£1,061	(16)	£1,429	(18)	£2,050	(29)
EH8	£1,147	(14)	£1,462	(24)	£2,217	(32)
EH9	£1,126	(17)	£1,536	(17)	£2,332	(31)
EH10	£1,133	(14)	£1,536	(20)	£2,125	(37)
EH11	£1,030	(17)	£1,388	(23)	£1,905	(38)
EH12	£1,077	(18)	£1,463	(27)	£1,732	(21)
EH14	£1,036	(9)	£1,342	(26)		
EH15			£1,386	(23)		

Glasgow - £pcm (TTL days)

Postcode	1 Bed		2 Bed		3 Bed	
G1	£1,038	(23)	£1,336	(21)		
G2	£935	(9)	£1,377	(34)		
G3	£1,035	(15)	£1,477	(31)	£1,852	(41)
G4	£921	(24)	£1,245	(19)	£1,830	(40)
G5			£1,107	(19)		
G11	£952	(24)	£1,356	(24)	£1,746	(44)
G12	£1,006	(18)	£1,415	(26)	£1,966	(31)
G13			£1,102	(22)		
G20	£864	(23)	£1,212	(24)		
G31	£820	(17)	£1,139	(26)		
G32	£731	(22)				
G41			£1,202	(19)		
G42	£806	(22)	£1,086	(22)		
G51	£811	(27)	£1,027	(38)		
G72			£918	(20)		

Aberdeen - £pcm (TTL days)

Postcode	1 Bed		2 Bed		3 Bed	
AB10	£587	(35)	£827	(34)	£1,028	(57)
AB11	£573	(37)	£797	(36)	£1,113	(55)
AB15	£672	(32)	£966	(28)	£1,224	(32)
AB21			£884	(27)		
AB22			£899	(36)		
AB24	£570	(33)	£783	(39)	£1,130	(38)
AB25	£573	(38)	£772	(38)		
AB41			£793	(20)		

Dundee - £pcm (TTL days)

Postcode	1 Bed		2 Bed		3 Bed	
DD1	£619	(14)	£1,015	(32)	£1,284	(53)
DD2	£674	(17)	£898	(32)	£1,221	(55)
DD3	£569	(31)	£834	(16)		
DD4	£614	(24)	£776	(38)		

Towns - £pcm (TTL days)

based on 12 month rolling average

Town	1 Bed		2 Bed		3 Bed	
Bathgate			£904	(28)		
Broughton	£1,067	(17)	£1,451	(28)		
Coatbridge			£774	(30)		
Dalkeith			£1,105	(21)		
Dalry	£999	(23)	£1,379	(23)	£1,920	(35)
Dunfermline			£892	(28)		
East Kilbride			£788	(31)		
Elgin			£695	(12)		
Ellon			£764	(19)		
Hamilton	£594	(14)	£791	(27)		
Hillhead			£1,458	(26)	£2,061	(23)
Inverurie			£759	(22)		
Johnstone			£737	(26)		
Largs			£717	(25)		
Livingston			£938	(21)	£1,173	(24)
Musselburgh	£937	(20)	£1,137	(27)		
Paisley	£626	(17)	£845	(27)		
Penicuik			£1,091	(16)		
Renfrew			£881	(31)		
Rutherglen			£862	(27)		
St Andrews	£1,199	(22)	£1,664	(36)		
Stirling Town			£1,114	(25)	£1,594	(22)
Trinity	£1,040	(30)	£1,392	(32)		
Woodlands			£1,353	(22)	£1,921	(30)

Mid-Market and Build to Rent News

Lar's Community Impact

For Lar, a development is much more than just the buildings in it. Our ethos is to create communities and equally to be an important part of that once construction finishes and our tenants have moved in.



Sculpture by Roddy McDowall

Our new development at The Quadrangle in Ruchill, encapsulates that more than any other, with a community café set to open shortly and specially commissioned artworks now being installed at the site. These artworks were selected after consultation with residents in the local area about what they would like to see. The winning commissions reflect the site's former industrial past and are a nod to its important history.

A new sculpture by Roddy McDowall, generously funded by our former Chair Andrew Robertson, now sits proudly in the courtyard area in front of the soon to be opened café.

Work is about to start on a gable end mural by renowned local artist James Klinge, again with a local theme, which will be unveiled towards the end of this month.

Both works enhance the local area and reference the site's heritage, adding a historical touch to a regenerated site.

Green Shoots - BTR Activity in Scotland

It's not happening quickly but there are reasons to be more optimistic when it comes to BTR in Scotland.



Will Scarlett - Founder/Director
Scarlett Land and Development

Political reasons: rent control exemption for BTR and MMR from April 2026; no Gateway process; More Homes Scotland (MHS) phasing in from April 2027; Scottish National Investment Bank (SNIB) now actively deploying equity into housing (via funds and developers). MHS and SNIB now forming a strategic partnership to bring commercial capital and investment into housing. Scottish Local Government Pension Schemes (SLGPS) are being actively courted by several institutional funds to invest into housing. The 11 LGPS's in Scotland have proposed allocating 5% of their assets to Scottish investments, including property. Based on combined assets of £67.1bn at 31 March 2025, the proposed allocation would be worth around £3.4bn.

Market led reasons: very little supply; in Edinburgh, the Council are acquiring a significant percentage of new build housing supply (and some student housing) for affordable and temporary housing; this programme will run for 5-10 years. Single Family housing (or Suburban Housing) is viable; two funds have acquired large scale housing in Scotland this year with several others to follow.

What is missing is the curtailment of regulatory and self-imposed burdens that are further suppressing viability. For example, the Building Safety Levy and the requirement to include 20% x 3-bed units in BTR flatted developments.

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

Dealing with Damp, Mould and Condensation - Awaab's Law

SAL explains the new timescales for landlords dealing with damp and mould in Scottish rental homes.

On 6 October 2026 the Investigation and Commencement of Repair (Scotland) Regulations 2026, commonly referred to as "Awaab's Law", came into force introducing clear timescales in which landlords should act to repair damp and mould problems.

Landlords in Scotland have long been required under the Repairing and Tolerable Standards to repair property defects causing damp and mould problems in their properties. What Awaab's Law does is introduce clear timescales in which they must do this.

Once a landlord becomes aware of a damp/mould issue they must:

1. Complete an investigation into the issue within 10 working days. The investigation must be carried out by a competent person. This means a person who, in the reasonable opinion of the landlord, has the skills and experience necessary to determine whether the home is substantially free from damp and mould, and if not, whether any repair work is required. This could be the landlord themselves if they have the necessary skills and experience but would more commonly be a surveyor or damp specialist.
2. Following the completion of the investigation, the landlord must issue a written summary of the results of the investigation to the tenant within 3 working days. The timescale of 3 working days relates to when the summary is issued, rather than when the tenant receives the information.
3. If the investigation determines substantial damp or mould, the landlord must ensure repair work is commenced within 5 working days of the completion of the investigation.
4. Private landlords must ensure the repair is completed as soon as reasonably practicable.



Author: Caroline Elgar, Policy Manager at SAL

5. Ensure the house will continue to be substantially free from damp and mould, as far as reasonably practicable.

If a landlord is unable to adhere to these timescales, then they must set out in writing to the tenant the reasons why and the expected timeframe in which they will comply.

Landlords have a legal exemption from Repairing Standard and Awaab's Law duties where damage to the house has been caused by the tenant not using the house in a proper manner, such as not properly using the heating and ventilation systems. However, landlords must not make assumptions that reports of damp or mould are caused by tenant behaviour. For example, landlords must not dismiss or fail to investigate a report on the assumption that the problem is condensation attributable to tenant behaviour. In instances where an investigation establishes that the problem is not the result of a building defect, landlords should report those findings to the tenant and work with tenants to signpost them to appropriate advice and guidance.

Detailed Scottish Government guidance on damp, mould and condensation and compliance with Awaab's Law can be found here.

How Did Edinburgh's Property Market Perform Throughout the Summer?

During the traditionally quieter summer months, we explore which areas of Edinburgh met expectations, and which neighbourhoods bucked the trends.

The Scottish property market is typically quieter in summer, and June-August 2026 was no exception. Overall, the market continued what we've seen thus far in 2026, with a more cautious atmosphere that's likely rooted in ongoing financial uncertainty and the wider climate.

Throughout Edinburgh, sales volumes and property listings both decreased year-on-year, by 5.2% and 1.5% respectively, indicating good opportunities for buyers. Aligning with this, we saw examples of a slightly slower-paced market overall: the median selling time slowed by one day to 21 days, and the volume of closing dates decreased by 2 percentage points, to 22.8%. Buyers paid a premium consistent with June-August 2025, with 102.6% of the Home Report valuation achieved on average.

Edinburgh's average selling price increased by 1.1% year-on-year, to £317,070. However, there are broad differences between prices and demand across the city. In Edinburgh City Centre, a significant 6.6% increase took the average to £336,180, while Edinburgh South West became the capital's most expensive area, rising 4.9% to £400,874. Edinburgh West experienced the biggest increase in average prices, climbing 6.9% £222,941; however, this area remains by far the most affordable in the city.

One-bedroom flats in Gorgie retained the crown for Edinburgh's most affordable property, selling for £157,493 on average.

Despite these softer signs, some areas continued to drive high demand, including the City Centre and Edinburgh East. With a median selling time of 18 days, Edinburgh East and South West were the fastest-selling areas, but Edinburgh City Centre saw a five-day shift in selling times, indicating strong interest.

Two-bedroom flats in Leith were not only the top-selling property type, but the fastest too, being snapped up in just 15 days (2 days faster year-on-year). However, sales volumes of this property type were down 11%. Buyers paid the highest percentage of Home Report valuation in Edinburgh East, at 103.3% average, however this is 0.4 percentage points down annually.

Leith posted the most property listings, followed by Corstorphine and Liberton, but volumes across the top three were all either stagnating or declining compared to 2025.

Paul Hilton, CEO of ESPC, said: "This past quarter is not unexpected; the summer months are typically quieter across the board, but it's good to see some strong results posted throughout the city, with particular demand for Edinburgh East, South West and the City Centre. There's modest price growth that works well for everyone, but this continuation in declining sales volumes means that there is strong opportunity for those considering in investing in Edinburgh, with lots of options available and reduced buyer pressure. Edinburgh West looks promising for those searching for more affordable options, with low average property prices and the cheapest property type overall to be found in investment-friendly Gorgie."

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



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Succession in the PRS: Upcoming Reforms and What It Means for Landlords?

What landlords and letting agents need to know about the latest changes.

The Scottish private rented sector (PRS) continues to evolve. One area that is often overlooked, but can have a significant impact, is succession. Succession determines who can take over a tenancy when a tenant dies. New reforms via the Housing (Scotland) Act 2025 mean succession rights in the private rented sector are set to change.

What is succession?

Succession is the legal process by which another person takes over a tenancy following the death of the tenant. Rather than the tenancy automatically ending, certain qualifying individuals may automatically become the tenant and continue occupying the property under the existing tenancy agreement.

For private residential tenancies (PRTs), succession rights apply to specific categories of people who lived with the tenant as their only or principal home before the tenant's death.

Who can succeed to a private residential tenancy?

Under the current rules, the following individuals may be entitled to succeed to a PRT:

- A bereaved partner: spouse/ civil partner/cohabiting partner of the deceased tenant
- Certain family members
- Resident Carers who gave up their own home to care for either the tenant or another member of the tenant's family

With the exception of spouses and civil partners, the qualifying person, must have occupied the property as their only or principal home for a continuous period of at least 12 months, ending with the tenant's death and the landlord must have been notified in writing of their occupation.



Claire Mullen, Senior Associate and Accredited Specialist in Housing and Residential Tenancy Law at TC Young

The key change: reduced qualifying period

From 6 October 2026, the period a qualifying person must have lived in the property before they can succeed to a tenancy will reduce from 12 months to 6 months.

These reforms, while modest in isolation, form part of a wider shift towards increased tenant protection.

In preparation, landlords should:

- Ensure records are kept up to date regarding household composition and retain tenant's written notification of those occupying the let property as their only or principal home
- Understand the revised succession rules before implementation on 6 October 2026
- Review tenancy management procedures and communications with tenants

If you would like to discuss how these changes may affect you or your organisation, please get in touch with our PRS team at prs@tcyoung.co.uk.

For further updates and the latest developments, visit tcyoung.co.uk or follow us on LinkedIn.

TC Young, a Scottish law firm acting for landlords and agents throughout Scotland. Specialising in Housing Law, as well as Charities, Private Client & Family.

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Deposit Protection – The Easiest Rental Regulation to Comply With?

Head of SafeDeposits Scotland, Carol Bradburn, on how small steps can avoid big penalties.

From administrative duties to matters of tenant health and safety, there are a number of regulations that Scottish landlords must be compliant with. When adhered to these can do the same good for the reputation and desirability of the private rented sector as they can for the wellbeing of tenants. Some legislation has been in place for mere weeks, whereas deposit protection, our area of expertise at SafeDeposits Scotland, has now been a part of Scottish rental life for over 14 years.

Statistics from the First-tier Tribunal for Scotland (Housing and Property Chamber) however, point to a persistent, although not widespread, issue of non-compliance with the Tenancy Deposit Schemes (Scotland) Regulations 2011. In addition, even taking into account instances where tenancies are exempt from the regulations or landlords simply don't take a deposit, the difference between the number of deposits protected by schemes and the number of private rented homes in Scotland's housing stock is notable.

Tenancy Deposit Schemes Regulations require that a landlord protects a deposit received from the tenant within 30 working days from the tenancy start date, and that they provide the tenant with prescribed information within the same period. In the event that a deposit is protected late, the schemes are under obligation to notify tenants of late protection.

The 2024-25 Summary of Work published by the Housing and Property Chamber reported that in that year it had received 270 applications in relation to tenancy deposits. 194 cases were closed in the same year, with 90 of these allowed; i.e. cases that were decided upon as opposed to applications that were rejected or withdrawn.



Carol Bradburn, Head of SafeDeposits Scotland

Where the Tribunal allows a case and finds in favour of the tenant applying, it can impose a sanction on the landlord of up to three times the deposit amount. Consider the maximum sanction imposed using the average new deposit amount lodged with SafeDeposits Scotland last year, which was £1,135. That's a bill of £3,405 for missing an administrative task that takes minutes to action.

It is not an exaggeration to say that deposit protection takes minutes. There is no expense, no requirement to make changes to a property. In that respect it really is the easiest regulation to comply with. On receipt of deposit payment from the tenant, all the landlord needs to do is log into their deposit scheme account, fill in the necessary fields to generate the individual deposit account and pay in the funds. Scheme advisors are also available on the phone to help guide you through the process.

At SafeDeposits Scotland, we also make the prescribed information part of the requirements easy. When completing a deposit protection you can download either a pre-populated prescribed information form or a blank one to complete as you please, before you send the form to your tenant.

For further information on protecting your tenants' deposits with SafeDeposits Scotland visit www.safedepositsscotland.com

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 October 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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