



TAY LETTING

LETTING & PROPERTY  
MANAGEMENT SPECIALISTS

50 Queen Street, Edinburgh, EH2 3NS

0131 610 6232 | [enquiry@tayletting.co.uk](mailto:enquiry@tayletting.co.uk) | [www.tayletting.co.uk](http://www.tayletting.co.uk)

## ABOUT US

Tay Letting has become one of Scotland's most respected letting, property management and investment specialists. We pride ourselves on our reputation for premium service.

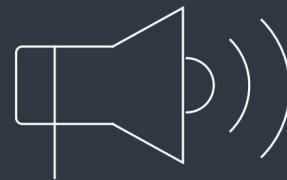
The needs of landlords and tenants are looked after by our expert team of property managers and letting negotiators, who are always on hand to tackle all aspects of the day-to-day management of our clients' properties efficiently and effectively, making the rental process as hassle free as possible.

We are trusted by solicitors, estate agents and financial advisors across Scotland, who time and time again advise their clients to work with us.





## LETTING PROCESS



### 1. ADVERTISING:

- Photography
- Videography\*
- Marketing literature
- Property brochure
- Portal listings
- Your Tay Letting board
- Property staging\*



### 2. SET UP:

- Viewings
- Vetting of tenant
- Preparation of lease
- Collecting & securing deposit with SDS
- Inventory
- Arrange legally required certifications
- Tenancy check in



### 3. MANAGEMENT:

- Certificate renewals
- Management of rental income
- Issuing accounts & statements
- Oversee maintenance repair & renewals
- Instruct repairs & renewing
- Tenancy check out
- Deposit return management
- Rent reviews
- Conduct routine inspections

\*Available at additional cost.

## TAY INVEST



*Malcolm Pickard*

**MALCOLM PICKARD  
DIVISIONAL DIRECTOR**

At Tay Letting East, if property expertise and advice is the flesh and bones of our business, then outstanding, unrivalled customer service is the beating heart. Everything we do centres around our clients' needs. Whether a landlord or a tenant, we ensure service of the highest quality which is completely bespoke. We appreciate that every person has different objectives when letting out a property, and thus we are continually tailoring our processes to meet the individual demands of each and every client.

Our wealth of experience in the East coast property market allows us to make sound investments for our clients. Our team continually scours the market looking for blue chip investment opportunities and our portfolio boasts several properties which Tay Letting East purchased, and are now managing, for both domestic and international clients.

At Tay Letting East we continually strive to grow and improve our business to make it the very best it can be. Our team all share a common goal - to deliver exceptional customer service for both tenant and landlord alike, ensuring the letting process is as smooth and transparent as possible. This common goal has allowed us to grow into one of the central belt's most trusted letting agents.

**“EVERYTHING  
WE DO CENTRES  
AROUND OUR  
CLIENTS' NEEDS...”**



DON'T JUST  
LISTEN TO US...

## FROM LANDLORDS

"The team at Tay were incredibly attentive in marketing our high-end Edinburgh apartment, negotiating and managing professionally with a valued highly personal touch. Thoroughly recommend Tay for any landlords or tenants."

### **GLENN CAMERON**

"We have been working with Tay Letting for over three years in both Edinburgh and Glasgow. They are professional, easy to work with and look after all aspects of our rental properties. Malcolm and his team are always contactable, happy to help and answer any questions. Nothing is too small or challenging for them. I would recommend them to any landlord looking for a letting agent."

### **DAVID GUNDERSON**

"Truly a professional service with a personal touch and attention to detail. The team own problems and get the job done. They are proactive, they manage contractors and service providers well to ensure quality work at a fair price. On the back of excellent experience with Tay Letting I have transferred three additional properties in Edinburgh to Tay Letting East, after over twenty years with another agent. Tay Letting have been a breath of fresh air having languished for so long with my previous agent."

### **IAIN MORRISON**



## FROM TENANTS

"Simply outstanding. Whether you are a landlord or a tenant, Tay Letting provides a unique personal service. Prompt and professional. The team go over and beyond your expectations. Having experience with most agencies in Edinburgh, I can genuinely say that with Tay Letting, it just does not get any better."

### **CHARLOTTE OBIDAIRO**

"Very helpful when renting an apartment in Edinburgh. Malcolm is always available and if something is broken it is fixed almost immediately. Very pleasant service and will definitely recommend them!"

### **GIJS SNIJDERS**

"I relocated from another country to Edinburgh. We looked for a high standard apartment in the city centre. Tay Letting were very cooperative and flexible during negotiations. After moving in, service was flawless. Very approachable and helpful - I can recommend Tay Letting as a very trustworthy Company!"

### **PIOTR KAPINOS**



TAY LETTING

[www.tayletting.co.uk](http://www.tayletting.co.uk)