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In Edinburgh one of the most important steps is to visit a place for viewing the property before renting or purchasing it. After viewing if the property is approved by the proposed buyer/ tenant then the next step is to sign the contract with the landlord.

It would be the best opportunity for the person who is going for a viewing he should make the most out of it. Mentally he should be prepared and make a check list. If you are going for viewing the property then you must take a notebook and camera with you to take pictures and notes which can help you later to come to a decision.

Is the property secure? One of the most important factors regarding the property is the security of the property. You must consider this factor before selecting the property. Whenever you are going to examine the property you must start inspection from outside of the property. You should check either the property look secure enough or not. Suppose if you had left keys inside then would it be possible to go inside from any window. If you identify one then check for its locks. The locks of the property should be secure and tight enough. If you can go like this a house breaker can go also. You should also check the burglar alarm is working properly or not. One thing you must keep in mind about the entrance that you must check is it solid and secure for the house. You must check does the property have enough locks for the security purposes. You must check the working condition of the locks as well. Another thing which needs your attention is sufficient outside lighting.

Does the landlord have a Gas Safety Certificate? Another legal responsibility of a landlord is that he is required to carry out gas safety inspections from an engineer and provide the tenant with a copy of a Gas Safety Certificate. You have to be careful by yourself also, you must take a few precautions and check the flames. When you are going to check it you must consider one thing if they are blue then itâ€™s safe. However if itâ€™s yellow or orange than that means something is probably wrong. You must check all the appliances and also look for yellow or brown stains around the appliances.

What is the condition of wiring? Another thing in the property which needs your attention is the wiring condition of the house. You must check are there any repairs that need to be carried out on it? You must keep in mind that the plug sockets in the property are enough for your need or not. In case if there electrical appliances like, fridge, freezer and oven then you should check working condition of all appliances.

Is the bathroom in a good condition? You must check the working condition of the bathroom for this purpose you should run the entire tapâ€™s, turned on the shower and flush the toilet to check the water pressure. Another thing you must keep in mind while checking the bathroom that you must check the system of the hot water from the hot water tap. Make sure the toilet has a window or a de humidifier. You should make sure that the toilet does not leak.

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