

Chalmers & Co more than doubles cottage's rent and capital value!

CASE STUDY: COTTAGE RENOVATION PROJECT: SOUTHFIELD, MIDLOTHIAN

Surveyors, architects and letting agents working together



BEFORE & AFTER

PROPERTY FOR RENT

Former farm cottage oozing with potential

- ▀ Views to Fife from airy living room.
- ▀ Easy access to Edinburgh. Roadside parking.
- ▀ Galley kitchen – ideal if you're used to the North Sea.
- ▀ Classic décor, dated and slightly faded.
- ▀ Solid fuel central heating – great for fitness.

Low rent, only £280 pm.
May sell for £140,000 (if no takers).



PROPERTY FOR RENT

Delightful, country cottage, modernised & fuel efficient

- ▀ Country living 20 minutes from the capital.
- ▀ Recently renovated with large extension.
- ▀ Three dble bedrooms, family bathroom, WC.
- ▀ Insulation, dble glazing, super-efficient heating system.
- ▀ Light, open plan kitchen-dining room (patio doors to big garden).

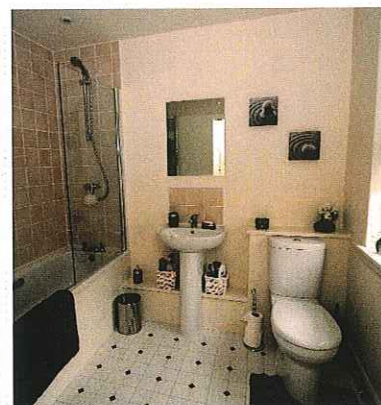
Rent £750 per month & worth it!



THE BRIEF

Consider what the building and the site can offer and what the modern tenant is looking for, within a framework of long term investment planning. Away with the ugly (the freezing extension); in with the beautiful, blending practicalities with aesthetics and marketing savvy.

Normal process followed from the initial design stage, through to gaining planning permission and building warrant approval for the changes, and obtaining competitive tenders from a list of suitably qualified local contractors. The works were completed within a six month contract period.



**THE MODERNIZED COTTAGE TOOK ONLY 2 WEEKS TO LET
168% HIGHER RENT ACHIEVED - CAPITAL VALUE MORE THAN DOUBLED TO £300,000!**



THE BENEFITS

The rejuvenated cottage took only 2 weeks to let after the modernization was finished. A new rent 168% higher was achieved and the capital value more than doubled to £300,000!

WORKING TOGETHER

Three teams - surveyors, architects and letting agents - operating as one firm, worked closely with the client to achieve a clear, common goal to get the best from the property.

Chalmers & Co lets and manages about 200 residential properties across East Lothian, Midlothian and The Borders.

HOW ABOUT YOU?

If you have a property which may be ripe for improvement, please contact Chalmers & Co. We would be delighted to offer a free initial appraisal to investigate our options, and provide indicative costs and post-completion valuations. For more information, please contact David Brackenridge on 01620 824042 or Sarah Fuller on 01620 824000.



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