



ARDGOWAN HOUSE  
CASTLE & GARDENS



# RENTAL PROPERTY

Renting on a rural estate offers an idyllic way of life, apart from the benefits of living in beautiful surroundings, the lifestyle they offer can be richly rewarding, with a sense of community and a property team, approachable, proactive in management and easy to contact.

With a large portfolio of housing stock, each with their own distinct character – we have every size and style of property available to suit your taste, needs and budget.

## WHAT WE OFFER

- ❖ A large portfolio of regulatory compliant housing stock from terraced 1-2 beds, to detached and semi-detached 3-4 bed cottages and flats each with either a private or communal garden space
- ❖ A variety of different styles available, from historic listed properties with a classic feel to more modern new builds, each house on the estate has its own unique and individual character
- ❖ A competitively priced rental model benchmarked to local market values
- ❖ A proactive property management team on hand to ensure your needs are met
- ❖ An ongoing program of interior and exterior refurbishment and roof work

# PRICING

Our competitively priced rents range from £400 to £1750 per month. Rent increases are capped and adjusted annually in accordance with RPI.

What can you get for your money?

[all pricings are approximate and inclusions indicative only]

## **£400–£650 per month**

A 1–3 bedroom refurbished terraced cottage on the edge of Inverkip village, with a fitted, bathroom suite and communal garden

## **£650–£850 per month**

A 2–3 bedroom historic gatehouse lodge with a fitted kitchen, bathroom suite, wood burner and private garden

## **£850–£2,000+ per month**

A 4–5 bedroom detached house with en–suite bedrooms, a fitted kitchen including an aga, two reception rooms, garages, wood burner and private garden

## A V A I L A B I L I T Y

Living on an Estate, and enjoying the benefits of a home in the country, is always popular. Ardgowan has the added benefit of being only a 45 minute drive from Glasgow city centre, making it ideally situated for commuters.

Due to demand, estate property vacancies come up infrequently. If you have your heart set on a particular property then be prepared to sit tight. Many estates only have a change of tenant in less than 10% of their properties each year.

If you would like to join our waiting list then please register your interest, specifying your budget, preferred number of bedrooms and any other requirements. To do so please email:

[info@ardgowan.co.uk](mailto:info@ardgowan.co.uk)

## USEFUL INFORMATION

A deposit of one and a half months rent is required to secure your chosen property and each tenancy has to be in the name of all occupants living at the property.

As part of the tenancy application we are required to do credit checks and get references from previous landlords and employers. If you have credit history issues we understand but it is worth being up front about any potential issues – in such circumstances we may require you to get a guarantor.

All of our tenancies are not fixed term tenancies, meaning that you can stay at the property for as long as you wish with no risk of being evicted without due cause.

A property inventory is undertaken by a third party prior to check in and check out and this document is used for the deposit.



Pets are permitted on a case by case basis subject to pre-agreement and the tenant signing a pet policy agreement.

All of our properties are let unfurnished – they include bathroom fittings, hobs and ovens but no white goods.

We do often permit improvements and decor changes to be made at the properties subject to pre-agreement. These are considered on a case by case basis.

Properties with their own private water supplies and septic tanks are subject to an annual service charge.

All of our tenancies specify allocated parking for the tenants.



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

