



McLean Forth Developments

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## Client Feedback

### **Mrs Adamson**

*Just want to say many thanks for all your help over the last few months. I know I was reluctant to spend all the money on the flat at the start but in the end the refurbishment paid off and the flat was let very quickly.*

*I must say I was delighted with the result, it is true what they say, "speculate to accumulate".*

### **Mrs Lacey**

*McLean Forth Developments recently advised me on upgrading some areas in the flat I let out, and managed the work, which involved refitting a completely new bathroom, giving it a modern, fresh look, and also redecorating the sitting room and hall.*

*As I don't live in the area, it was very beneficial to have this refurbishment managed on my behalf. When I saw the completed work, I was very pleased with the project."*

## Adjust to tenants calling the shots

McLean Forth prides itself on being a small, personable letting agent, whose clients can rely on us for accurate, realistic feedback and advice on how best to react to changing market conditions.

As you will all be aware, the current economic climate has taken its toll on the property market. Falling house prices have caused many owners to rent out their properties instead of selling, resulting in higher than usual numbers of rental properties, without the higher demand to match it. The consequences are that tenants have a greater choice of products and can afford to be selective when looking to secure a new home. Rent levels have been forced to stay the same or even come down and it is often taking longer to secure new tenants, as viewers are keen to explore all options and find the best possible solution to their housing needs, a combination of quality and affordability. There will always be a market for good quality flats and houses and the need to invest in a property in order to secure quality, reliable tenants is crystal clear.

We look forward to hearing from you,

*Wendy Walker*

Property Development Manager



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## 'More than Property Management'

'We have found, especially in 2009, MFD (McLean Forth Developments) has become a really valuable arm to our business. Enabling us to help landlords and other property owners to release the potential in their properties. Our experience of the market, combined with our team of reliable and trusted contractors enables us to offer a personal refurbishment/redecoration package, to suit individual properties and budgets. Simultaneously tailoring the work to meet the expectations of each property's target market, whether for rental, sale or for the owners to live in.

We are able to advise our clients on style and design aspects, layouts when planning kitchens and bathrooms as well as budgets and organisation of work. By choosing MFD to project manage your development, however large or small, means that we will coordinate the job for you, from start to finish. Ensuring we communicate with you on a regular basis, to enable you to have either a greater or lesser degree of input, to suit your needs.

We would very much welcome all enquiries into this service and would be delighted to assist you in meeting the demands of the current Scottish housing market.

*Mark Bargeton*  
Managing Director



### Needing some work...

Tired, outdated kitchens and bathrooms, old colour schemes, shabby furnishings and floor coverings, energy inefficient heating/window combinations and "past their sell by" appliances can all put potential tenants off, when they could look a few doors down the street and find a freshly renovated/decorated property at a similar or only marginally higher rent level...**Call MFD**