



GILSON GRAY

LAW • PROPERTY • FINANCE

Letting your home
with Gilson Gray



Why let with Gilson Gray

At Gilson Gray we understand that as a landlord, you want peace of mind that your property will be looked after to the highest standard with minimum hassle – and for the optimum return.

That's why we have invested in the latest technology to make your service as seamless as possible while still offering you a personal service.

- Our Fixflow online maintenance platform means that your assets will be protected 24/7. Tenants can report issues at any time and online advice helps prioritise problems and guide them to the best solution, even out of hours.
- We operate an online bookings system so that available viewings slots can be identified in advance, with prospective tenants booking electronically at a time to suit them. They receive instant confirmation as well as text and/or email reminders of appointments.
- We are currently the only agent in the UK using Keyware key boards to ensure the security of keys for contractors. Electronic alerts tell us and the contractors when keys are due to be returned.
- Our team of experienced property managers will provide all the aspects of property management you would expect, including extensive marketing of your property, tenant relations and documenting and holding all safety certifications. All landlords will have a dedicated property manager as well as a second assistant for each property to ensure that, should you be unable to contact your property manager, the team is aware of your property and can help.



We provide a full management service



Full management service

12% inclusive of VAT of the monthly rental.

Our advertising and marketing fee is £330 inclusive of VAT which includes:

Let only service

50% of the first month's rent + VAT.

Our advertising and marketing fee is £330 inclusive of VAT which includes:

Professional photographs and floorplan	✓	✓
To Let board	✓	✓
Advertising on our website and portals (Rightmove, Zoopla, Lettinweb, S1 Homes)	✓	✓
Arrangement and conducting viewings	✓	✓
Reviewing applications	✓	✓
Comprehensive credit and reference checks for up to 2x applicants (£33 incl VAT for any additional)	✓	✓
Bi-annual inspections	✓	✓
Proactive credit control	✓	✓
Arranging payment of outgoings	✓	✓
Arranging quotes, repairs and maintenance	✓	✓
Access to a panel of vetted contractors	✓	✓
24 Hour Emergency contractors	✓	✓
Dedicated property manager	✓	✓
Key holding service	✓	✓
For an additional fee we can also arrange		
Full photographic inventory and check out	✓	✓
Safety certificates (Gas safety, PAT, EICR and Legionella risk assessment)	✓	✓
Re-marketing fee in between tenancies (£180 incl VAT)	✓	✓



What our clients say about us

"Pauline, I just wanted to get in touch and let you know the deposit is returned and sorted. Also I wanted to thank you for all your help over the past two years. It's really refreshing and heartwarming to see a letting agent I can trust and recommend to others in the future."

Matt, March 2023

"The whole experience was brilliant start to finish, Gilson Gray were beyond helpful and always on hand to answer any questions we had, it was a real relief during an already hard time to have such a competent helping hand, Thanks again."

Angela, April 2021

"Just a short note to say many thanks for all your help with renting out my flat. Your help has been greatly appreciated. Your rental service has been professional yet personable. I will be sure to use you again in the future for other tenancies."

Emma , Jan 2021

"I also wanted to thank you for being a great letting agency and always responding to queries from the flat quickly and keeping in contact as much as you do. I really appreciated it and I know the girls still living there do as well, especially with how difficult it can be to find good agencies in Dundee for student housing."

Sarah Vickers, September 2020

"The whole process, from expressing my interest to the move in day, couldn't have been smoother. Sophie was always there to answer questions and help whenever I needed it. This was the easiest move I've ever had and I can't recommend Gilson Gray enough."

Amy, August 2020

"Highly recommended! 5 years of great communication with tenants, and tradesman. Easy to get a hold of and prompt in response. In a crowded market, they are knowledgeable and great all round."

M Withers, August 2020



What our clients say about us

"Gilson Gray have been exceptional. Every time they said they would do something, it was done. Including getting tenants in my flat in the current climate! Which I'm so grateful for. The team's delivery is always professional and personable. I've already recommended them to friends and family, and I will continue to do so. Thank you again for all your hard work, determination and humour."

Lindsay Rodgers, August 2020

"As new investors to the Dundee property market, Gilson Gray has guided us successfully through each step of our journey; from their amazing knowledge of the Dundee rental market to carrying out complexities of HMO submissions and then to their seamless day to day property management. The team supports us fully as landlords whilst also caring about tenants, a mix which is quite rare in the property management market. You truly will be hard pushed to find a better property management company. "

Mr and Mrs Napier, Sept 2021

"Thanks very much to Gilson Gray and their highly skilled team for sourcing our first two buy to let properties and managing the renovation of both flats. They absorbed all the normal headaches involved with renovation a property! The turnaround was amazing."

Mr and Mrs Whytock, Sept 2021

"Our rental property needed to be completely renovated and we live too far away to take on the project ourselves. A friend recommended Gilson Gray and we never looked back. Every conceivable aspect was addressed and dealt with effectively, efficiently and stress-free for us. The turnaround period was kept to an absolute minimum and quality tenants have since moved in. Gilson Gray has restored our faith in Letting Agents and has kept us informed the whole way. Their knowledge and sensitivity to the project has been exceptional."

Mr and Mrs Dewar, Sept 2021



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Our team is here for you when you need us

Find out how we can help maximise the return on your rental property today.



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