

5 Tips for Setting Up an Airbnb in Edinburgh

If you're thinking of embarking on a short term rental venture, then setting up an Airbnb property in Edinburgh could set you on the path to success.

With its vibrant culture and rich history, Edinburgh attracts tourists from all over the world, and this will help to ensure that you have a steady stream of guests.

So, if you're thinking of setting up your own Edinburgh Airbnb, here are just five fantastic tips to help you get started.



Photo by [Jure Tufekcic](#) on [Unsplash](#)

1. Choose the Right Location

Finding the right location can have a big impact on the success of your Airbnb, as well as the type of guests that

you'll attract.

For example, tourists might choose to stay close to Old Town and the Royal Mile to ensure easy access to the most popular attractions.

If you want to learn more about the type of properties that are available to purchase in Edinburgh's neighbourhoods, then [Rightmove](#) can be a great place to start your search.

2. Establish Your Budget

When choosing a property for your Airbnb venture, it's important that you establish your budget early on. You'll need to weigh up the cost of the property and your expenses against how much profit you expect to make.

After all, you want your short term rental to contribute to your income, not put you in a financial hole.

Of course, if you won the cash to put towards a property through an online completion such as those run by [Raffle House](#), you'll have a greater freedom of choice for your property purchase.

3. Price Competitively

How you price your Airbnb can have a significant impact on your ability to attract guests, and it's important to remember that because Edinburgh's market fluctuates across the various seasons, you can adjust your prices for demand.

For example, demand for accommodation surges during the [Edinburgh Fringe Festival](#) and this can be the perfect time for you to maximise your property.

Similarly, the Christmas Markets are also a popular time of year for tourists looking to visit the city and embark on some Christmas shopping.

4. Create a Comfortable Space

With so much completion in the Edinburgh Airbnb market it's essential that you create a stylish and comfortable space.

Providing quality amenities to your guests can help give your property the perfect finishing touches. If you want to give them that luxury hotel feel, you could even shop with stockists that specialise in hotel amenities to provide quality toiletries and cosy bathrobes.

It's also a good idea to stock the fridge and cupboards with basics such as tea, coffee, milk, and cereal.

5. Ensure Excellent Customer Service

The experience that you provide your guests is more than just the space that they stay in, it also hinges on the customer service that you provide.

Make sure to answer any queries that they may have in a timely manner, and be on hand to resolve any issues that they may face.

If you're able to ensure good customer service, you'll stand a better chance of not only securing a positive review, but benefiting from word of mouth recommendations.

Have you set up an Airbnb in Edinburgh? Share your tips and tricks for success in the comments below!