

7/2 The Square, EH40 3AD
Application **100641155-001**

Background

I own the flat and my partner Iain Reekie and I have the flat as a home. He is 79 and has children in the village and we bought the flat to be nearer grandchildren and family in East Lothian. This was bought in 2010.

How often will the house/flat be used as a holiday let per year?

This year it has been rented 59 days (23) – you can see from the attached form that this is the norm. The amount of time in a year I would envisage renting is 60 days maximum.

How many people can it accommodate?

2 people. The flat has a king size bed and a sofa bed, but I never take more than two people renting.

Will it be let to groups or people from same household?

No.

How often will the property be let per week and what would the average length of stay of guests be? (Approximately)

Depending on work diaries and commitments – the

Average length of stay is 2/3 days. This summer we had two separate bookings of 10 and 12 days however its usually long weekends. Earlier in the year we had a young woman on the Chippendale Furniture School Course and that was for 19 days.

In 2022 we had a number of bookings of people relocating to the area and building projects being behind schedule.

Is it cleaned after every let and is this by a commercial cleaning company?

Yes, the cleaning and laundry is managed after every let by a local cleaner/housekeeper.

How long has the property operated as holiday let?

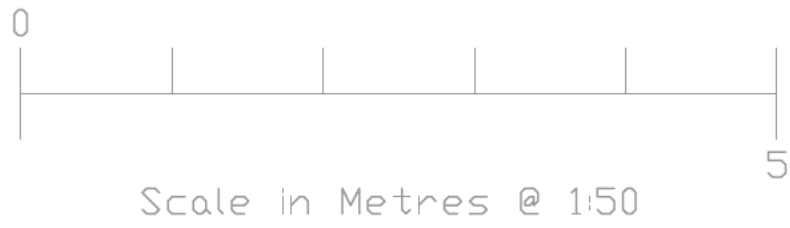
I have had it on Airbnb since 2020. I consider it a home let – rather than a holiday let. As my diary of work schedule and commitments shape up, I free up the diary.

Please confirm in this statement that this is your home address and will be let when not residing at the property.

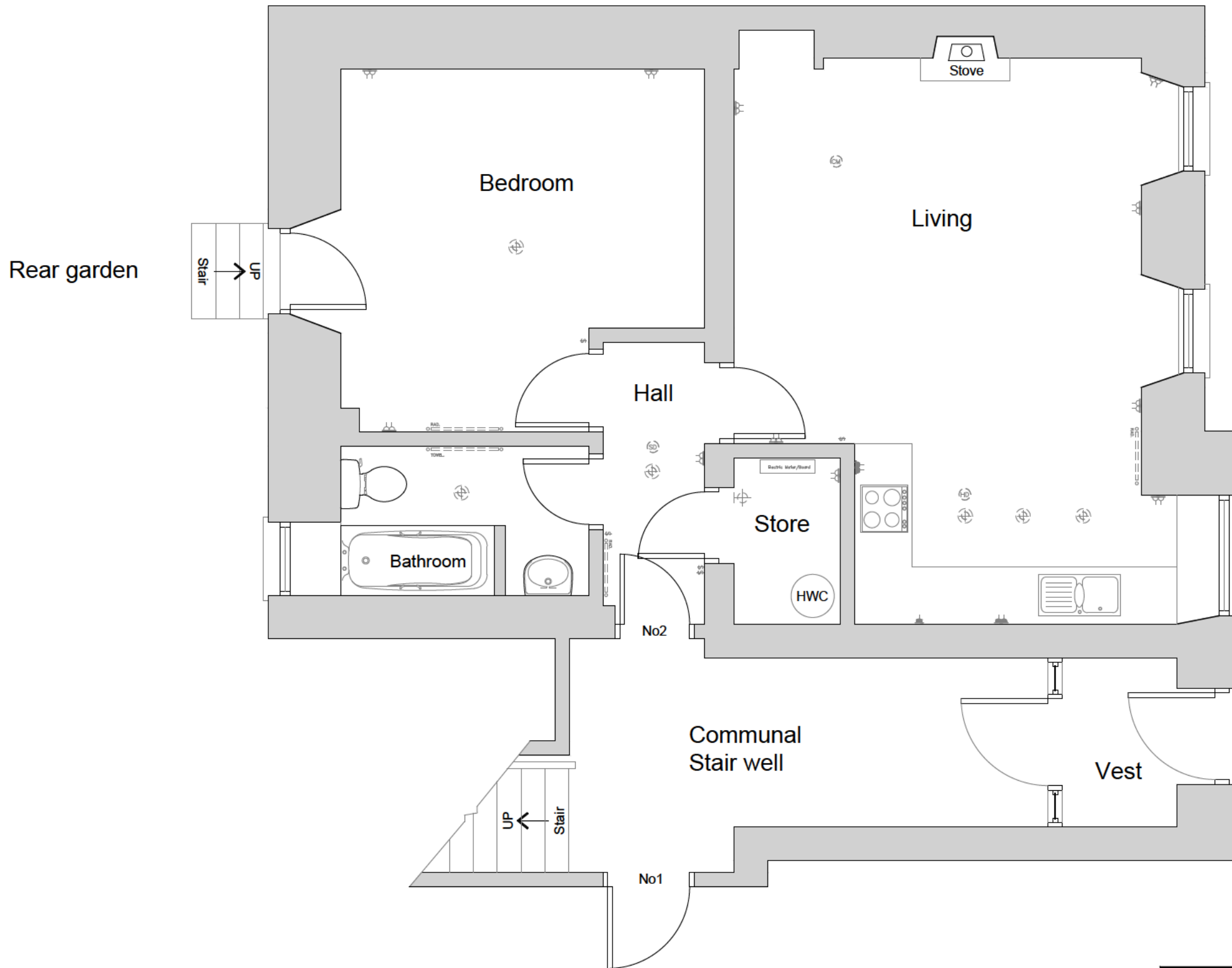
I confirm that this is my home and I let the property when my partner and I are not residing at the property.

10/10/23

[Redacted signature area]



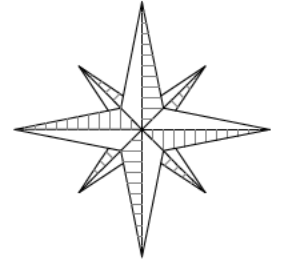
SERVICES LEGEND			
	MOUNTED SMOKE DETECTOR		SINGLE 13 AMP OUTLET
	CARBON MONOXIDE DETECTOR		TWIN 13 AMP OUTLET
	TOWEL RAIL		TWIN 13 AMP OUTLET @ 1100mm AFFL.
	RADIATOR		SWITCH
	PENDANT LIGHT FITTING		2-WAY SWITCH
			MOUNTED HEAT DETECTOR
			SURFACE MOUNTED DOWNLIGHTER
			WALL LIGHT



Ground Floor Plan of 7/2
(47.8Msq)
1:50

LOTHIAN PLANS		CLIENT: Amanda Wiyte	
www.lothianplans.com		JOB: 7/2 The square, East Linton, EH40 3AD	
NUMBER: 7TS-PL01	REVISION A	SCALE 1:50@A3	TITLE: Ground Floor Plan
		DRAWN SL	
		CHECK SL	
		DATE OCT2023	

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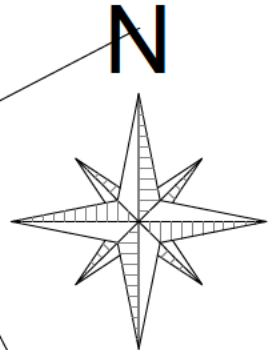
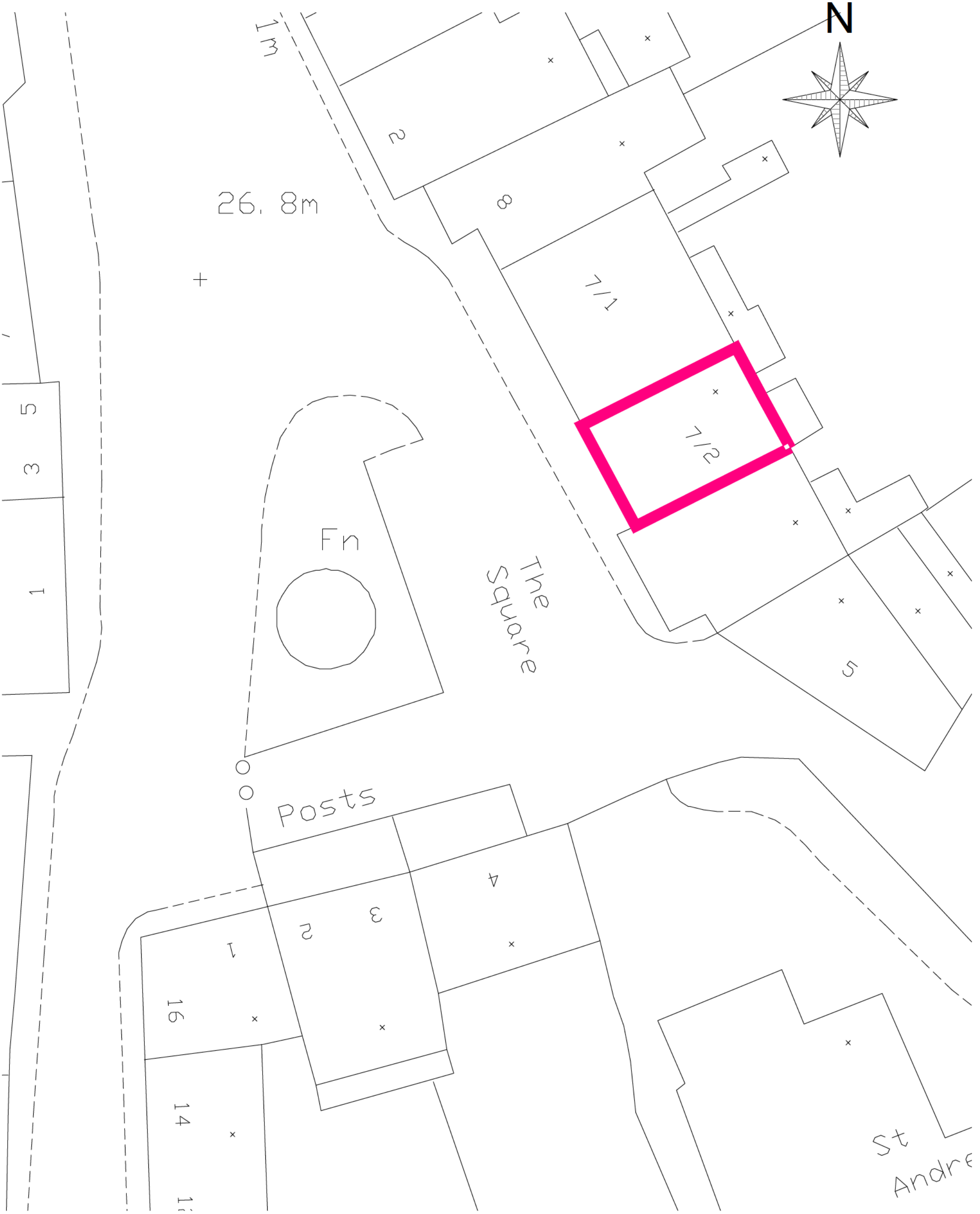
CLIENT: Amanda Wiyte

JOB: 7/2 The square,
East Linton, EH40 3AD

NUMBER:	REVISION	SCALE	1:1250@A4
7TS-PL02	A	DRAWN	SL
		CHECK	SL
		DATE	OCT2023

TITLE: Location plan

Location Plan
1:1250



Scale in Metres @ 1:200

Site Plan
1:200

LOTHIAN PLANS			CLIENT: Amanda Wiyte
www.lothianplans.com			JOB: 7/2 The square, East Linton, EH40 3AD
NUMBER: 7TS-PL03	REVISION: A	SCALE: 1:200@A4	TITLE: Site plan
		DRAWN: SL	
		CHECK: SL	
		DATE: OCT2023	

Date	Type	Confirmation Code	Start Date	Nights	Guest	Listing
Year 2023						
09/07/2023	Reservation	HMAY39FFBT	09/06/2023	3	[REDACTED]	Central East Linton flat, sleeps 2
08/10/2023	Reservation	HMYKEN9DQW	08/08/2023	12	[REDACTED]	Central East Linton flat, sleeps 2
07/31/2023	Reservation	HM9X3WYTQD	07/28/2023	10	[REDACTED]	Central East Linton flat, sleeps 2
07/18/2023	Reservation	HMR8YXYWXM	07/17/2023	4	[REDACTED]	Central East Linton flat, sleeps 2
07/03/2023	Reservation	HM2WHHSXHS	06/30/2023	2	[REDACTED]	Central East Linton flat, sleeps 2
05/29/2023	Reservation	HMQMEHY2RT	05/27/2023	3	[REDACTED]	Central East Linton flat, sleeps 2
05/22/2023	Reservation	HMBX9N2YN3	05/19/2023	2	[REDACTED]	Central East Linton flat, sleeps 2
05/15/2023	Reservation	HM9K5EBCHM	05/12/2023	2	[REDACTED]	Central East Linton flat, sleeps 2
05/08/2023	Reservation	HMB398MRCT	05/06/2023	2	[REDACTED]	Central East Linton flat, sleeps 2
04/11/2023	Reservation	HMYYEZ4HA4	04/09/2023	19	[REDACTED]	Central East Linton flat, sleeps 2
Year 2022						
12/26/2022	Resolution Adjustment	HMNFF8WFMR	10/08/2022	0	[REDACTED]	Central East Linton flat, sleeps 2
12/26/2022	Resolution Adjustment	HMNFF8WFMR	10/08/2022	0	[REDACTED]	Central East Linton flat, sleeps 2
12/26/2022	Reservation	HMBCC8SQRQ	12/22/2022	7	[REDACTED]	Central East Linton flat, sleeps 2
10/11/2022	Reservation	HMNFF8WFMR	10/08/2022	28	[REDACTED]	Central East Linton flat, sleeps 2
09/26/2022	Reservation	HMWT2N9PTW	09/25/2022	9	[REDACTED]	Central East Linton flat, sleeps 2
08/16/2022	Reservation	HMX3PQP9ED	08/14/2022	33	[REDACTED]	Central East Linton flat, sleeps 2
08/11/2022	Reservation	HM8YAADD4H	08/10/2022	2	[REDACTED]	Central East Linton flat, sleeps 2
07/29/2022	Reservation	HM4W4W4ZC8	07/28/2022	7	[REDACTED]	Central East Linton flat, sleeps 2
07/22/2022	Reservation	HMFR38Q2HD	07/21/2022	3	[REDACTED]	Central East Linton flat, sleeps 2
07/18/2022	Reservation	HMKJJSTEK5	07/16/2022	2	[REDACTED]	Central East Linton flat, sleeps 2
05/05/2022	Cancellation Fee	HMTTD48ST4	02/03/2022	0	[REDACTED]	Central East Linton flat, sleeps 2

05/05/2022 Reservation HMTYW4M2DM 05/03/2022 26 [REDACTED] Central East Linton flat, sleeps 2

Year 2021

08/25/2021 Reservation HMTFDDTBQM 08/23/2021 5 [REDACTED] Central East Linton flat, sleeps 2

08/12/2021 Reservation HMK3SJZ5MZ 08/10/2021 2 [REDACTED] Central East Linton flat, sleeps 2
Resolution

08/09/2021 Adjustment HM9M33TNBP 07/05/2021 0 [REDACTED] Central East Linton flat, sleeps 2
Resolution

08/09/2021 Adjustment HMQAJCZWM8 07/01/2021 0 [REDACTED] Central East Linton flat, sleeps 2

08/09/2021 Reservation HMQN4JDA5C 08/02/2021 2 [REDACTED] Central East Linton flat, sleeps 2

08/09/2021 Reservation HM4RSHTM2Z 08/05/2021 5 [REDACTED] Central East Linton flat, sleeps 2

07/07/2021 Reservation HM9M33TNBP 07/05/2021 26 [REDACTED] Central East Linton flat, sleeps 2

07/05/2021 Reservation HMQAJCZWM8 07/01/2021 3 [REDACTED] Central East Linton flat, sleeps 2

01/18/2021 Reservation HMBDHCHMJY 01/18/2021 3 [REDACTED] Central East Linton flat, sleeps 2

Year 2020

08/31/2020 Reservation HMCRX5P5DE 08/30/2020 28 [REDACTED] Central East Linton flat, sleeps 2

07/21/2020 Reservation HMA89SYFY2 07/20/2020 25 [REDACTED] Central East Linton flat, sleeps 2



Photo 1 - The View of the garden from the decking – accessed via our property flat 2.



Photo 2 – see the access to the garden for Flat 2 via the bedroom door onto the decking.



Photo 3 - the other tenants access the garden via an external stairway, the wall of which you can see in the second photo.



Photo 4 - The communal hallway – flat 2 is on the right and flat 1 is on the left.