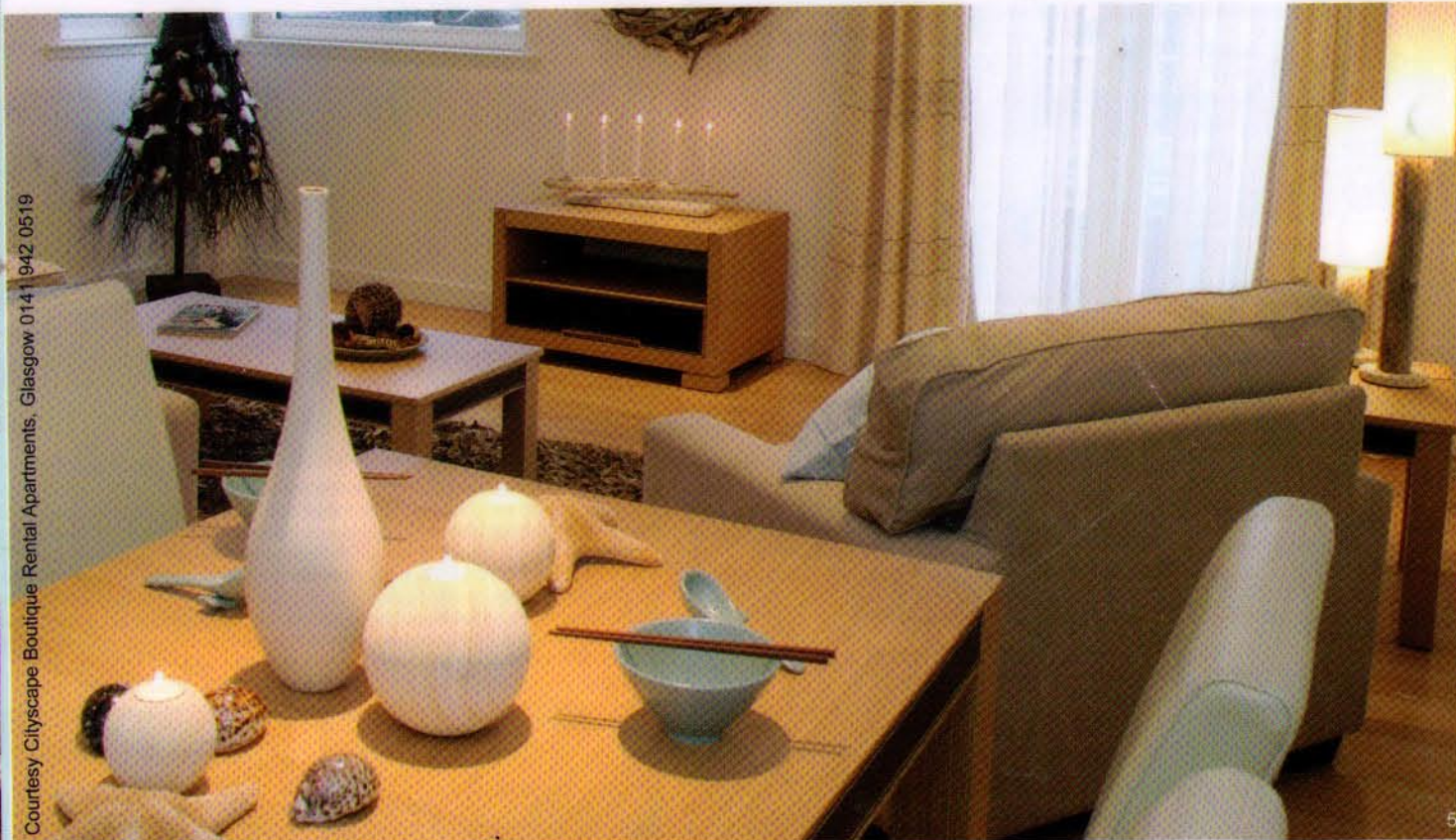
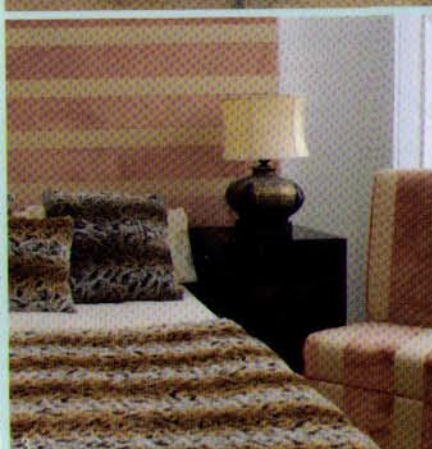


# The Landlords Designer

Jodi McLean uncovers the Company that gives Landlord's the leading edge in renting their properties



Courtesy Cityscape Boutique Rental Apartments, Glasgow 0141 942 0519

1. T.L.C. Textiles love texture For added va va voom dress to impress with fab fabrics which can be used in small doses to great effect. 2. 'Peek a boo' glass can last: Glass is often easily replaceable and does not show heat marks made by hot cups and plates. 3. Contrast for drama: Wenge (aka american walnut) is striking and can be contrasty and ground an interior scheme. 4. Colour me beautiful: Keep the furniture practical and simple (but don't cheat on quality) and create a colour dynamic to add impact and drama. 5. Gentlemen prefer blondes: Light wood 'blonde' furniture keeps a space light and often works well with new build doors and floors.

**The Race is on..... The Buy to Let business is buoyant but highly competitive. With so many new investors jumping on board the 'Buy To Let' market the amount of properties available for tenants is increasing daily. Never has there been such a wide choice of properties to let. It is a tenants market and for landlords the race is on.**

There is no science or proven method of getting a quicker, better tenant but the wise within the industry understand that in order to be selected from among hundreds of other properties theirs must have that something extra. Smart landlords have been giving their properties the best chance they can to achieve a better rental income and a quicker, better tenant via EX Showhouse Furniture and XS Interiors. Well known for their interior design and furniture supply to showhouses, Loraine and partner Carlo, of EX Showhouse Furniture and XS Interiors, have quietly been servicing the Buy to Let industry for over a decade. Unavailable elsewhere, their immediately available mix of fabulous pre-hired ex showhouse and new furniture, gives Landlords quality upbeat furniture at a very affordable price and in double quick time.

**The sooner an investment property is up and running the better.**

Like most of the landlords EX Showhouse Furniture takes care of, Mr and Mrs Brannan firmly belief that to set their properties apart from others there needs to be that special something. Whether it is in the attention to detail or in the finishing, that special something is hard to put your finger on, but you know it when you see it. It is that in which EX Showhouse Furniture excels.

'It wasn't just the coherent designer look that we got from EX Showhouse Furniture that bowled us over but the speed in which it was

done', commented Mrs. Brannan. 'Loraine and Carlo can fully furnish our flats completely from top to bottom in a day.' For Landlords the meter is always ticking and it is important that not only is their property furnished properly and attractively, to entice a good tenant, but that it is done quickly. A property still lying empty for four weeks after getting the keys has cost the owner a month's worth of interest alone. The sooner an investment property is up and running the better.

**It is false economy trying to save a few pounds. Professionals can do the job better, quicker and cheaper.**

Mr and Mrs Samuel's, from Glasgow's South side, have an extensive City centre and West end property portfolio with property values in the range of £130,000 to £225,000. 'In the old days my wife and I did our own thing for furnishings' said Mr Samuel's, now a serious property investor. 'The process ate up many weekends trawling around the shops and took absolutely ages getting it all together. If the truth were known we didn't make all the right furniture choices, either. We then had numerous visits to make to the properties, phone calls, and waiting in for things to arrive. After that we had the entire heavy moving and assembling to do. Financially we probably spent more then, doing it ourselves, than we do now having it done by professionals. There was a lot of time wasted, and time is money. Television interior shows have a lot to answer for and young wannabe designers often approach me. They all try to buy my business by undercutting price. I'm too long in the tooth to know that you get what you pay for and know that most of them do not even have stockholding. I'm in business, this is serious, it's not a hobby. I need reliability and consistency. EX Showhouse Furniture are proven.'

**ATTENTION LANDLORDS! THE '5K HOME RUN'**

**EX Showhouse Furniture offer landlords and property investors the '5K Home Run'.**

I asked Loraine to sum it up. 'It's simple, it's a fast track supply and service we offer investors and developers to maximise their spend,' said Loraine. 'We design and plan their interior and choose the furniture from our immediately available new and ex showhouse items and completely install everything within a couple of days.' The '5K Home Run' service and supply is a fabulous tool for investors and developers. It is a very time and cost-effective solution to provide beautiful furniture and stylish accessories, not seen via main stream suppliers, right down to mirrors, art and dressing items. Even practical items like pillows and duvets with co-ordinating bedding and towels are supplied. Loraine's showhouse stylists hang all mirrors and art and even the beds are made and bathrooms fully dressed, before the final styling is done to ensure the X factor. The fixed cost of £5000 for a two bed roomed property, includes all the work and installation. It offers unbeatable value for money considering the quality of furniture you get and the design and finishing. No two properties EX Showhouse Furniture creates are alike; each is individual, making your property stand out from the crowd. So don't just join the race.....Win it!

**For more information and an informal chat-through contact EX Showhouse Furniture/XS Interiors on 0141 942 0519**



Loraine Chassels and Carlo Sambucci

## THE '5K HOME RUN'

Look what's included...

Contract quality leather 3 and 2 seater sofas or robust fabric group.

Contemporary coffee and lamp tables.

Feature lights throughout.

Occasional furniture or design rug.

Dining collection plus 6 luxury chairs.

Bespoke art and mirrors throughout including hall.

Double or king beds as required including wallboards or complete bed surrounds.

All bedding and towels.

Bedside cabinets and superb lamps.

Accessories and dressing/finishing items.

Pick and mix tenants start-up utility goods.

Delivery, installation, assembly, set-up and styling.

**'The 5K Home Run' win the race!**

EX Showhouse Furniture and XS Interiors Call 0141 942 0519 to book an appointment

Visit our website now - [www.exshowhousefurniture.com](http://www.exshowhousefurniture.com) [www.xsinteriors.com](http://www.xsinteriors.com)

Loraine Chassels and Carlo Sambucci

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