

# Postgraduate Guide How to Rent outside St Andrews





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# Introduction

We know that not everyone can or wishes to rent in St Andrews, perhaps due to affordability, availability, or personal preference. This can especially be the case for postgraduate taught or postgraduate research students. Students often live in areas like Guardbridge, Leuchars, Dundee, Cupar, the East Neuk of Fife, and Edinburgh, each giving a different type of student experience.

With this in mind, we have created some general guidance to support you if you are looking for accommodation outside of St Andrews.

Please note that, under the University's Location of Studies Policy, a 'commutable distance from St Andrews' is defined as being within 75 miles of the town. We recommend you refer to the guidance set out in this policy when making decisions about housing. The University owns a comparatively small number of properties outside St Andrews which may be more suited to you if you do not wish to live within St Andrews. Please view the page on University managed properties for an up-to-date list of available homes to rent.

## Finding Property

### Dundee

If you are looking for accommodation in Dundee, you might find some of the following letting agents have what you're looking for:

- Easylets provide student and private lettings of different sizes and types throughout Dundee.
- Email: [Info@EasyLets.co.uk](mailto:Info@EasyLets.co.uk)
- Nethergate Lettings specialise in student renting in Dundee
- Email: [Info@NethergateLettings.com](mailto:Info@NethergateLettings.com)
- Westport Property specialise in student accommodation in Dundee. They also have housing in Tayside and Fife.
- Use the enquiry form on the website
- Thorntons provide housing across various regions in Scotland, including Dundee and Fife.
- When you find a property you are interested in, click the 'Enquire' button to access the online form.

### East Neuk & wider Fife

If you are interested in living in the East Neuk, or wider Fife, here are some letting agents that may be able to help:

- Premier Property Management has properties across Dundee, St Andrews, Perth, and Fife
- Use the enquiry form on the website
- Rettie covers the East Neuk and further afield through their St Andrews branch
- Use the enquiry form on the website
- Bradburne & Co have properties in the East Neuk and North East Fife. They also have student lettings.
- Email: [Info@Bradburne.co.uk](mailto:Info@Bradburne.co.uk)

## Edinburgh

If you're considering living in Edinburgh, there are many letting agents you can contact. Below are just some:

- Cairn Lettings has properties across Edinburgh, and other areas in Scotland.
- Call Portobello: 0131 622 6215
- Call Edinburgh City: 0131 346 4646
- Dunpark lets across Edinburgh, including student accommodation.
- Call 0131 557 4466
- Email: [Mail@Dunpark.co.uk](mailto:Mail@Dunpark.co.uk)
- Cullen Property has properties across Edinburgh. They also have a student property waiting list
- Call: 0131 221 1818
- You can also use the Enquiry Form

## Other Pages

You may also find rental properties available through national pages, such as Zoopla and Rightmove.

There are a few Facebook pages that advertise spare rooms in the areas you are looking to live in. Please ensure that you check details before you commit to renting, or to transferring any money.

## Advice about renting

### Avoiding Scams

Unfortunately, there have been instances of rental fraud over the last few years, with scammers pretending to own properties in order to secure a 'deposit.' This leaves students without a room/flat, and having handed over large sums of money.

Check the landlord listed with the property against the list of registered landlords in the Scottish Landlord Register. Landlords must be registered, unless they are a live-in landlord. If the landlord isn't registered, this is a red flag and means you should avoid renting that property.

Only the landlord or a registered agent can let you the property. Friends and family others cannot do this, so do not believe anyone claiming to be a relative of the landlord letting the property on their behalf.

If you are concerned about fraud, or whether the listed property exists, please contact the Union's Advocacy & Advice Service.

### Viewings

Once you have contacted the landlord or agent, and confirmed it is real, you may be able to come for a viewing.

You should check for:

- Available appliances
- Bills and other costs (such as for garden maintenance)
- The landlord/letting agency

Ensure that the property is in a good state, and meets the Repairing Standard (the landlord is legally required to ensure the property meets this standard).



## Things to look out for

When presented with the tenancy agreement, you should check it over for any anomalies. Most contracts are Private Residential Tenancies (PRTs), but you should check to make sure that there are no unusual clauses. You can refer to the [Scottish Government's guidance](#), and [model PRT](#) to check your contract over.

If you are unsure of anything in your agreement, please contact the Union's [Advocacy & Advice Service](#), as they are trained in contracts and tenants' rights.

## Other things to consider

### Council Tax

Make sure to register your student Council Tax exemption. The University will not pass on your details automatically if you are living outside of Fife, so you will have to register your exemption. Contact your local Council, or check their website for how to do this.

### Transport

The University offers [subsidised Stagecoach bus tickets](#) for flexible or multi-day tickets across East Scotland, covering St Andrews, Dundee, Fife, and Angus. The 99 Stagecoach bus service offers regular travel to Guardbridge, Leuchars, and Dundee. These buses run daily and come by every few minutes (though less frequently in the evenings and on Sundays). They also operate a late service during semester time, Monday-Thursday. These are marked on the timetable as USTA, and are free to staff and students when you show your University student or staff card. These usually depart from the St Andrews bus station at 00:30am (with a 02:00am departure on Wednesdays also). For the latest timetable, and for the free night bus around St Andrews, please see the [University website](#). There are train stations in Leuchars, Dundee, Cupar, and across the Fife coast, to help you get around Scotland and the wider UK.

### Crime statistics for the area

Before moving to a new place, it is worth reviewing the crime statistics for that area. To do this, you may wish to look at:

- [Recorded Crime in Scotland, 2024-25](#)
- The [Scotland Reported Crime Data](#) (scroll to the pages on individual local authorities)

### Schools and catchment areas

If you have school-aged children, you should consult the local council website for the area you are looking to live in to identify your catchment area:

- [Fife catchment areas](#)
- [Dundee catchment areas](#)

You may also wish to review school league tables to see how they perform in examinations.



## Things to do outside St Andrews

If you're looking to live in Dundee, you'll find a small but busy city, with plenty of pubs, bars, restaurants, and shops. If you're looking for a bit of culture, Dundee has museums, theatres, and live music. There are more options for international food shops and restaurants too, if you like trying different cuisines, or want to be reminded of food from your home country.

Edinburgh, as Scotland's capital, is much bigger than Dundee, with a blend of historic architecture and modern city life. Like Dundee, there are many museums, and arts and culture venues to explore. Edinburgh also has many international food shops and restaurants to try.

In the East Neuk, you'll find more relaxed vibes with small coastal towns and villages, with tidal pools and easy access to the sea.

In wider Fife, like Kirkcaldy and Cupar, you'll find towns with museums, great cafes, and places to walk.

## Study spaces

Plan ahead with your School to see if they're able to put aside a desk space for you in town, given that you are commuting. Each School will have a different policy and space availability, so please check with your School directly.

You may also wish to use other commuter spaces when you're in town so you have a place to study before going home.

The Old Burgh School, which houses St Leonard's College, has desks reserved for PhD and commuter students, as well as desks for any PG. You can also book rooms for study, group work, and workshops, though the Resource Booker (search OBS to see what's available).

## Community

As a postgraduate student, and a commuter student, you may be looking for ways to find your community in St Andrews.

St Leonard's College is a space for the PG community in St Andrews, hosting and supporting events for all PG students. You can keep up to date with what they're offering by following their Instagram and Facebook pages, and checking your emails for the monthly newsletter, which you can also access on the website.

Carers, Commuters, Mature, and Flexible Learners (CCMFL) Network, is a Union Network which advocates and builds community for students across the CCMFL experience, including students who commute. You can find out more about their events by checking their Instagram and Facebook pages, or emailing CCMFL@st-andrews.ac.uk directly.

If you are a postgraduate research student, you can reach out to Amy, your PGR President, by emailing PGRPresident@ if you have issues to raise, as well as the appropriate PGR rep for your department/school.

If you are a postgraduate taught student, you can reach out to Pierluigi your PGT President, by emailing PGTPresident@ if you have issues you would like to raise. You can also reach out to the PGT Rep for your department/school.