

A vibrant red door with a central window and a silver handle is set against a light-colored, textured wall. The door is framed by lush green foliage and small white flowers on the left, and larger green leaves on the right. The overall scene is bright and inviting.

**GILLESPIE MACANDREW**

**Our guide to  
selling your home**

# How we can help

Moving home can be an emotional and often stressful process.

It is important to get in touch with someone who understands your motivations and can guide and support you in the right way. With well over 100 years of combined experience in the property market, we are proud to offer the following:

- No upfront fees
- A wealth of local knowledge and experience
- Strong negotiation skills
- Regular and consistent communication from the outset
- Excellent relationships with key third parties such as ESPC, Rightmove, On The Market etc.

**We are so confident in our abilities that we offer a unique service level guarantee – if you are unsatisfied with any aspect of our service, you can reduce our fees by up to 10% - no questions asked!**

Like you, our estate agency team has a vested interest in ensuring that all legal aspects of your sale are dealt with speedily and efficiently which is why the strong conveyancing team here at Gillespie Macandrew forms an integral part of our service.

## Getting your home ready to sell:

We all know the importance of first impressions so we've put together some tips to help present your property in the best possible way.

### Garden

Tidy the outside space, cut grass, pull any weeds and trim hedges. Remember that many potential buyers will drive past the property before deciding to schedule a viewing so it's in your interests to make sure they want to see more.

### Pets

Animals often make a house a home but it might be worth speaking to a friend or family member to care for your pets during viewings to avoid unnecessary distractions or, worse still, put off buyers that are perhaps not animal lovers.

### De-clutter

Make the most of the space by removing any unnecessary ornaments and toys – consider temporarily removing excess furniture and limiting clutter to essentials. This can also help with the process of moving if you have already made some progress with clearing out unwanted items.

### Kitchens and bathrooms

It's key that these areas look their best – they are arguably the most important areas of the home and are expensive areas to replace or upgrade – ensure mirrors, tiles, floors and bathroom suites are sparkling.

### Lights

Ensure entrance halls are well lit and any naturally dark areas are brightened up with lamps or ceiling lights to provide a warmer and more homely atmosphere.



Get in touch with one of our experts to find out how we can help you.



**Gillian Wright**  
Partner, Residential Property  
gillian.wright@gillespiemacandrew.co.uk  
0131 260 7598



**Robbie Horn**  
Property Manager, Residential Property  
robbie.horn@gillespiemacandrew.co.uk  
0131 446 2347

## Morningside

 0131 447 4747

 76-80 Morningside Road  
Morningside, Edinburgh  
EH10 4BY

---

Find out how we can help you  
GILLESPIEMACANDREW.CO.UK

**GILLESPIE MACANDREW**