

selling



Ledingham Chalmers guide to selling your home

1. REQUEST A CONSULTATION

The Ledingham Chalmers team of partners, experienced solicitors and property consultants offer a professional, personal and pro-active service for every stage of the sale of your property. We provide a Free Valuation service, can arrange a Home Report and will create bespoke marketing materials featuring professional photographs and floor plans. Contact our team today to discuss how to secure the best price possible for your property.

2. GET ON THE MARKET

We can ensure your property is seen by a wealth of potential buyers. More than 80,000 searches are carried out every day on the website of the Aberdeen Solicitors' Property Centre (ASPC). As members of the ASPC, Ledingham Chalmers can ensure your property is featured online with them. We can maximise your property's market exposure with our own website, property shop window displays, various advertising opportunities in the local and national press as well as our high profile signage.

3. CONSIDER PRESENTATION

First impressions count. Our residential property consultants offer advice on "kerb appeal" and "dressing" so you attract as many potential buyers as possible. Make sure the exterior is neat and tidy with fresh paintwork and well-kept gardens. Inside the property should be de-cluttered and de-personalised to make it look spacious.

Our experienced property Consultants are also on hand to give tips about how best to present your property during viewings. If you are unable to show the property yourself we will be ready to welcome viewers on an individual basis and deliver a personal tour of the property room by room. We will be prepared to answer all relevant questions with detailed knowledge about the area, local schools and amenities as well as share information of associated costs such as Council Tax and average utility bills if asked.

4. SHARE FEEDBACK

After viewers have called to your property we provide comprehensive feedback for you to consider and will suggest how to act on the viewers' comments. At this stage our property consultants take the opportunity to encourage parties to place a note of interest and/or submit an offer for your property.

5. MAKE A SALE

Our professional team will talk you through the sale process from the moment a note of interest is placed or an offer is received. We can advise if and when a closing date should be set, how to open up negotiations when offers are received and how to proceed towards a sale to make sure you get the best price possible. Our team of expert property partners and solicitors will handle all aspects of the legal contracts necessary for the sale of your house.

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SOLICITORS

Ledingham Chalmers Residential Property: **01224 632500**

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For more information go to: www.ledinghamchalmers.com