

Welcome!

Welcome to our first newsletter of 2024! After what feels like a long Winter, Spring is definitely in the air and we're looking forward to what the new season brings.



Award Success

We're absolutely thrilled to have been recognised by the Best Estate Agency Guide with a GOLD award for our Sales and SILVER award for our Lettings services. These independently assessed awards are based on the performance of over 13,000 agents throughout the UK and our 'Exceptional' rating puts us in the top 2%!

A huge thanks to our fabulous Lettings and Sales Teams for all their hard work – it's a pleasure to work alongside such great people. If you're looking for an award-winning agent to help you on your property journey, give the team a call on 01786 821 012.

Team News

Welcome back to our Admin Assistant, Kayla, who has joined us again after maternity leave – we missed you!



Market Update - Sales

After a slower end to 2023, the market has come back strongly in January 2024. With more properties listed compared with the same period last year and strong demand evidenced by the setting of several closing dates, it's been a very positive start to the year.

In contrast to last year, offers appear to have settled down with a move away from the extraordinary figures of 20% above the Home Report value and it is widely expected that this will continue.

As local agents, we see a whole range of instructions and circumstances from executory cases, family separations and the happier scenarios of young people buying their first home or needing more space for their growing families – we're here to help in each and every case.

Market Update - Lettings

It was a difficult 2023 for Landlords and Tenants alike. Landlords faced costly increases in mortgage rates but were restricted with rent increases to the tune of 3% in most cases. From the Tenant's perspective, the pressure of the cost of living increases took their toll while many rents increased where Landlords saw no choice but to pass on cost increases, even if limited.

Properties advertised for a new tenancy have, in many cases, seen significant increases in rents from Landlords who understandably feared cost increases and the Scottish Government's restrictions (i.e. rent cap, eviction moratorium and uncertainty over future plans). Prospective tenants have rightly been shocked by some of the prices.

March 2024 sees the end of the Scottish Government's Cost of Living Act restrictions which have caused so much heated debate. The Government wishes to ensure a smooth transition from the rent cap and avoid Tenants being hit with large increases. As a result, a tapering mechanism will be introduced along with an arbitration process for any disputes. Watch this space for more details as they become available.



SPOTLIGHT PROPERTIES

20B Union Street, Stirling | Offers Over £130,000

A lovely, bright, two-bedroom, ground-floor flat with garden in a central location close to all of Stirling's amenities and transport links.



36B High Street, Dunblane | Offers over £129,000

A characterful two-bedroom flat with private garden and excellent holiday let potential.



18H Buccleuch Crt, Dunblane | Offers over £140,000

A spacious two-bedroom, top-floor flat with cathedral views and allocated parking in a central and convenient location close to all of Dunblane's amenities.



1 Allanbank Road, Kinbuck | Offers over £149,000

A semi-detached, two-bedroom cottage in need of complete renovation. With a sunny south-facing garden and potential to extend, this property presents the chance to create a wonderful semi-rural home for adventurous first-time buyers or downsizers.



112 A Main Street, Callander | Offers over £155,000

Set in the heart of the tourist town of Callander this bright and airy two-bedroom maisonette is ideally situated for access to local amenities. Modernised to a high standard and offering generous living space, this well-appointed property offers an excellent opportunity for a range of buyers.

Our team would be more than happy to advise you regarding an up-to-date valuation of your property. Just give us a call on 01786 821012.