



NEWSLETTER SPRING 2025

# Cathedral City Estates

Your local Estate Agent covering Dunblane, Bridge of Allan, Stirling, Doune, Callander and surrounding areas

## New team member

We're thrilled to welcome Dawn Pringle to our lettings team!

Dawn brings her knowledge from a diverse career to her role as a Property Manager in Lettings here at Cathedral City Estates. From her position as a Buyer, to working within Early Years Education and, most recently, running her own Bed and Breakfast and tourism business, the common thread throughout is her love of providing an outstanding customer experience.

Feel free to pop in and say hello or contact Dawn at [dawn.pringle@cathedralcityestates.co.uk](mailto:dawn.pringle@cathedralcityestates.co.uk)



**Welcome to our Spring Newsletter** As the days grow longer and gardens burst into bloom, the property market is springing back to life! We're delighted to bring you our latest newsletter, packed with market insights, agency updates, and expert advice to help you make informed property decisions.

## Market update: Spring revival

The arrival of spring has brought renewed energy to the property market across our region. With improved weather conditions and longer daylight hours, properties are showcasing their best features:

- **Garden properties** are receiving significantly more viewings as outdoor spaces become key selling points
- **Photography quality** With longer days and softer spring light, our property photography benefits from richer tones, balanced contrast, and more vibrant exteriors—perfect for making your home stand out online.
- **Buyer activity** has increased by approximately 15% compared to winter months
- **Viewing numbers** are up across both sales and lettings portfolios

## Contractors we love working with...



Maintaining your property's guttering system is essential yet often overlooked. That's why we're pleased to recommend **The Gutter Buster** (<https://thegutterbuster.co.uk/>).

Their services include:

- Gutter cleaning and maintenance
- Gutter repairs and replacements
- Downpipe cleaning and installation
- UPVC fascia and soffit installation

Contact Simon Everest directly at 07584 128894 or [info@thegutterbuster.co.uk](mailto:info@thegutterbuster.co.uk) to schedule your service.

## HOT TIP: Strike when the iron is hot!

Our years of experience have shown that often the best offers come early in the marketing process. When you receive an early offer on your property, seriously consider moving quickly to secure the deal rather than waiting weeks in hopes of better offers.

Early buyers are frequently the most motivated, and you maintain a strong negotiation

position when they've fallen in love with your property. Remember, a bird in the hand is often worth two in the bush!

**Recent success story:** A property on Ochiltree, Dunblane received an offer within 48 hours of viewing. The sellers took our advice, negotiated effectively, and secured a sale 14% over asking price without the uncertainty of extended marketing.

**At Cathedral City Estates, we're not just your local estate and letting agents—we're your friendly local property team. Whether you're buying, selling, renting or letting, we're here to make things easy and take the stress out of the process. We love what we do, and we care about our community—so you can count on us to help you feel right at home. Feel free to pop in and see us anytime at 4 & 6 Beech Road, Dunblane or call 01786 821012 we're always here to help.**

# HOT PROPERTIES

A selection of properties we are currently selling, just call us to book a viewing on 01786 821012



## **7 Greenhaugh Way, Braco: Offers over £355,000**

Discover this wonderful 4-bedroom detached house in the heart of Braco. Boasting flexible accommodation, modern amenities, and beautifully maintained gardens, this property promises excellent family living in a highly sought-after village location.



## **The Toll House, Drip Bridge, Chalmerston Road, Stirling : Offers over £449,000**

A unique four-bedroom home that offers spacious contemporary family living in a semi-rural setting. This beautifully presented detached property with private gardens and driveway lies on the periphery of Stirling city centre, well-located for transport links.



## **29 Cameron Crescent, Kippen: Offers Over £235,000**

A well-maintained and presented three-bedroom end-terrace home in the heart of Kippen. Offering a comfortable layout with a spacious lounge, a bright kitchen/dining room, and three well-proportioned bedrooms, this home is ideal for a range of buyers. With private parking, a generous rear garden, and a sought-after village location, it's a fantastic opportunity to enjoy life in a well-connected semi-rural setting.



## **Albert Cottage, Doune Road, Dunblane: Offers Over £270,000**

Situated in a prime location in Dunblane, this charming 2 bed detached cottage is a rare gem, complete with a walled garden, off-street parking, and a beautifully light-filled interior.



## THINGS WE LOVE... THE DUNBLANE CENTRE

Looking for community activities or event space? The Dunblane Centre (<https://dunblanecentre.co.uk/>) offers excellent facilities for all ages.

This community hub provides:

Sports halls and fitness classes / Meeting rooms and event spaces / Youth clubs and activities / Arts and crafts workshops

The centre is a valuable local resource that enhances our community's appeal to potential buyers and tenants alike.