



NEWSLETTER WINTER 2024/25

Cathedral City Estates

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

Our favourite suppliers...

we're spotlighting **Clan Artisan**, a Stirling-based supplier known for their gourmet hampers filled with Scotland's finest artisan foods. Our new buyers love our New Home Hampers. Each hamper is a curated collection of local delights, from craft beverages to handmade chocolates, showcasing the best of Scottish small-batch producers. Clan Artisan's commitment to quality and sustainability makes them a top choice for unique, locally sourced gifts. Find them at **56 Port St, Stirling FK8 2LJ** or clanartisan.co.uk



Contractors we love working with...

we're recommending **Ray Ellison from EPD**. Got a tricky lock, a misaligned hinge, or a handle that's giving you grief? Ray's your man. Specialising in window and door repairs, as well as replacing double glazed units, there's no issue he hasn't tackled (and fixed). Think of him as your go-to hero for all things doors and windows—no cape required! Give Ray a call at 07583 978 905.



Our review of 2024...

2024 has been an exciting year for Cathedral City Estates in Dunblane, marked by shifting market conditions and a continued commitment to exceptional client service. Despite a challenging property market, with fluctuations in buyer confidence and a noticeable trend toward offers closer to Home Report values, we've seen encouraging resilience in our local property market.

Our commitment to providing a structured and well-tested service has been cru-

cial in helping clients navigate this year's challenges. We've focused on strong and dynamic marketing strategies, emphasising high-quality property presentations and expanding our online reach. Viewing numbers remained high, and we saw consistent interest in properties within school catchment areas and Dunblane's charming neighbourhoods, despite the cautious approach of buyers.

Additionally, we've expanded our network of trusted professionals, from convey-

ancing solicitors to contractors, ensuring our clients have access to top-notch support throughout their transactions. We're grateful to have closed several successful sales and built positive relationships with our clients, who continue to entrust us with their properties and homes.

Looking ahead, we're optimistic that our adaptability and dedication to excellent service will keep us well-positioned for 2025, no matter what the market holds.

And across the Stirling area...

The property market in the Stirling area has seen remarkable growth recently. According to the UK House Price Index, the average property price in Stirling rose from £235,514 in November 2021 to £248,369 in November 2022, marking a 5.5% annual increase.

By August 2024, the average house price in Stirling had reached £254,000, showing a further 4.7% rise year-on-year and placing Stirling among the top five areas in Scotland for property prices (ONS).

The rental market is equally active, with private rents in the Forth Valley area, including Stirling, averaging £850 per month as of September 2024 - a 7.1% increase from £793 in September 2023 (ONS).

These trends highlight Stirling's strong property market, making it attractive to both homebuyers and investors alike due to its rising property values and high rental demand.



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.



1, The Schoolhouse, Braeport, Dunblane : Offers over £575,000

Come and relive the best days of your life in this unique five-bedroom converted schoolhouse. With five double bedrooms and an abundance of space and character, it is sure to appeal to buyers looking for a family home right in the heart of Dunblane.



56 Roman Way, Dunblane: Offers Over £375,000

This beautifully refurbished detached house in a popular location in Dunblane offers three double bedrooms and a stylish interior throughout. With a modern kitchen, spacious living areas, and a delightful garden, it's the perfect family home. Situated close to local schools, it combines convenience with comfort.



13 Tulipan Crescent, Callander: Offers Over £355,000

Discover this fantastic four-bedroom, extended detached bungalow offering generous living space in the bustling town of Callander. This property is ideal for buyers looking for a family home located in a quiet cul-de-sac and is conveniently located within walking distance of the town centre and all its amenities.



THINGS WE LOVE...

Purdy & Figg Surface Cleaner – This gem keeps our office fresh and fabulous! It smells like a dream, adding a touch of luxury to our day.

AND FINALLY...

We're a friendly, local, and knowledgeable estate agency, passionate about helping you navigate all things property-related. Whether you're buying, selling, or just looking for advice, no question is too big—or too small! Feel free to pop in and see us anytime at 6 Beech Road, Dunblane FK15 1AA we're always here to help.