

## A Free Pre Sale Valuation, No Strings Attached!

If you believed everything you see on the telly, you would think you could sell your house quickly and easily on the web, and that it would cost you nothing these days. There are now loads of internet providers, all competing with one another to advertise your property on the web along with thousands of other houses all across the country for a knock-down fixed price. So where is the catch? What the web based agents don't tell you, of course, is that if you want to use your own local solicitor to carry out the legal work, **you need to pay the Home Report, the estate agency fees charged by the internet agent and all advertising costs up front before your house is even on the market, and if they can't sell your house, you have to sit about and wait for a full year before they will give you back their fee.**

What you might not know is that **the average distance that people travel when they move house is 9 miles.** It is really difficult then to see the attraction of giving your house which is after all your most valuable asset to a UK wide internet agency to sell, particularly when an **excellent service is available right here in the Borders and without having to pay estate agency fees and costs up front.**

With seven estate agency shop fronts spread throughout the Borders, Cullen Kilshaw provide a **FREE VALUATION**, and a **fixed fee service for selling and buying your next property**, delivered locally by people who know the Borders market and who you can reach simply by contacting or calling into your local office. **We also carry the costs of preparing your Home Report**, and the **cost of advertising on Rightmove, Onthemarket.com and in the local Solicitors Property Guide until your house is sold.** If your house does not sell for any reason, all we ask is that you refund the cost of the Home Report and any advertising costs paid out on your behalf, a genuine **no sale, no fee service.**

At each of our offices we employ local experts who handle both the estate agency and the legal work in selling and buying, from organising your Home Report right through to the point at which you pick up the keys to your new home. So what does all that cost? You may be surprised to know that in the majority of cases, **it costs no more than the internet agents**, and **the good thing is that you don't have to pay until your house sale is completed** and you have received the sale proceeds.

So what should you look out for when you choose your sales agent? Don't believe for one moment the slick TV adverts which suggest that you pay no sales commission, all they have done is changed the name of their upfront cost to a product fee. What you ought to look out for is a **local office with friendly and helpful staff who know the Borders market** like the back of their hand because they live in the area, a **good online presence including Rightmove** and other national providers, and **someone whom you know and you can trust** to look after your best interests. The sale of your home is a pretty big deal, and one thing which has not changed is that your local solicitor estate agent is best placed to keep you right. Contact any of our seven local offices for your free valuation.

Happy house hunting.



## Expert estate agency and legal services

### Sell your property with Cullen Kilshaw

- Professional estate agency and conveyancing services from local experts
- FREE pre sale valuation and property appraisal
- Fixed fee service for selling and buying your next property
- No up front estate agency fees and costs
- National advertising with Rightmove, On the Market and SPC Scotland
- Advertising in our offices, on our website, social media and local radio
- Solicitor estate agency offices in 7 Scottish Borders towns

Contact any of our seven local offices for your FREE VALUATION -

**Galashiels** T: 01896 758311

**Melrose** T: 01896 822796

**Hawick** T: 01450 372336

**Peebles** T: 01721 723999

**Jedburgh** T: 01835 863202

**Selkirk** T: 01750 723868

**Kelso** T: 01573 400399