



**GILSON GRAY**

LAW • PROPERTY • FINANCE



**Your New Build Journey**

# Our New Build specialist team will guide you through every stage of the process

## What you can expect from us

Our New Build team will guide you through all stages of the process and will help you secure your new home.

**We know that for every client, the process of buying your first home, or moving home, can be stressful. We want to make the process as easy for you as possible and we know that the way in which we communicate with you and guide you through the process is vitally important.**

Every one of our New Build team is friendly and down to earth. They will explain the process to you carefully and in a manner which is easy to understand. We will also update you on the course of your transaction regularly and email you copies of correspondence as and when required.

Whilst, ideally we would like you to be able to come into one of our offices to meet with us, our advanced systems allow us to handle your transactions without meeting you face to face, whilst maintaining the personal touch.

We believe that you should know how much your service will cost up front, so there are no nasty surprises. We have clear, fair and competitive rates so you can be confident of a great value service.

We will provide you with a full written fee quote upon enquiry which will confirm your conveyancing fees, plus any outlays you will incur such as registration dues, Land & Buildings Transaction Tax, Search fees etc.

We are also experts on **Part Exchange, Golden Share** and other **Shared Equity transactions** and if any of these scenarios apply to your particular New Build house purchase, we will confirm the additional costs at the time of quoting.

## Lettings Services

**At Gilson Gray, we offer professional and friendly landlord services across Scotland. If you're considering letting out your property with us – you are in good hands!**

Our team of experienced property managers will provide all the aspects of property management you would expect, including extensive marketing of your property, tenant relations and documenting, and holding all safety certifications.

We assign a dedicated Property Manager to all of our landlords, as well as a second assistant for each property. This ensures that, should you be unable to contact your Property Manager, another member of our team is ready to step in and help with your property-related queries.

We would like to offer 3 months' free property management to any New Build Home landlord.

To speak with one of our friendly advisers regarding our services or if you have any questions regarding the management process and your rental property, you can get in touch with us today on **0131 516 5366** or email us at **lettings@gilsongray.co.uk**

## Estate Agency Services

**If you are looking for a refreshing and dynamic service when selling your home, our residential property team strives to deliver this with a straightforward, honest, personal and results driven approach.**

With years of experience and a wealth of knowledge in the local markets, our team will provide you with an accurate valuation of your home and provide a comprehensive marketing strategy to ensure your property receives the maximum exposure possible including advertising on the top property portals and providing expert advice throughout – helping you achieve the best possible price on terms to suit.

If you are looking to buy a New Build and have a property to sell, we would like to offer you 25% off our Estate Agency commission fees.

We offer Estate Agency services in Edinburgh and the Lothians, Fife, Dundee, Angus and Aberdeenshire.

To speak with one of the estate agency team regarding our services or if you have any questions, please don't hesitate to contact us **7 days a week** on **0131 516 5366** or email us at **property@gilsongray.co.uk**.



Contact us for a free quote **7 days a week**

**email:** [newbusiness@gilsongray.co.uk](mailto:newbusiness@gilsongray.co.uk) or contact one of our team below.



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