

# Ken MacDonald & Co

## Lawyers and Estate agents

### Selling

Throughout this otherwise complex process, we at Ken MacDonald & Co have your interests at heart. We provide a service of the highest standard and operate a policy of transparency.

Our service begins at the moment you instruct us to market your property. We endeavour to obtain your title deeds in order to carry out our preliminary examination, as soon as your property is introduced to market. This often makes all the difference once an offer is received.

Once a formal written offer has been received, one of our solicitors will go over it with you to advise, discuss and take your instructions. If acceptable we shall then issue our formal acceptance, weighted in your favour thus safeguarding your interests from the outset.

We shall instruct the various searches and reports required as part of the process and answer any observations made by the other side. We shall deal with any issue that may arise and keep you informed throughout.

We shall endeavour to ensure missives are concluded and a binding contract is in place as speedily as possible and coordinate our efforts to ensure settlement takes place on schedule.

At settlement the exchange will take place, any mortgage repaid and the free proceeds released to you as speedily as possible.

We shall go under obligation during the registration process. For applications for first registration under land registration this can take on average twelve to twenty four months to complete. We remain under obligation i.e. guarantee, throughout this period, thus ensuring our service continues long after the settlement date.

For those moving onto another property, either within the islands or further afield it would be our pleasure to represent you in your next purchase. We can act in a purchase anywhere in Scotland and believe it is to your advantage to use the same solicitor in your sale and purchase.

*selling made easy...*

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