

# **The Scottish Homebuilding & Renovating Show – some tips**

**It's a great time to sell your home...10 ways to add value before you sell**

**The Scottish Homebuilding & Renovating Show, the go to exhibition for self-builders, home renovators and improvers, is back at the Royal Highland Centre, Ingliston on 19 and 20 October 2019. The Show will be brimming with bright ideas and free advice. Whether you're mid-way through a project or don't know where to start, this is one for the diary.**

Recent statistics from Registers of Scotland showed the average cost of a residential property in Scotland rose by 2.2% to £178,991 in the 2018-19 financial year, making this a great time to sell your home.

Michael Holmes, renovation guru and one of the experts from The Scottish Homebuilding & Renovating Show, gives his tips on getting your home market-ready and maximising its price.



### 1. Makeover Matters

Redecorating, decluttering and a deep clean are the first step if you want to show your property in its best light. Neutral colour schemes have the widest appeal and can make the property seem more spacious. A good clear out will give the impression of plentiful storage.

### 2. Kerb appeal

First impressions count, so tidying up the garden and driveway, re-pointing brickwork or stonework, painting doors and windows and other external joinery, replacing an old garage door and repairing cladding and render are all worthwhile low cost investments.

### 3. Repairs and Updates

Completing any essential repairs like slipped tiles, cracked glazing or rotten windows will give the impression of a well cared for, well-loved property. Before undertaking any cosmetic improvements make sure any bigger issues that could

deter buyers are tackled, such as damp, leaks, or structural cracks.

4. The kitchen can be given an effective makeover for only a modest outlay. Consider adding new doors, handles and worktops or spray paint your existing cupboard doors to give them a fresh new look

#### 5. Bathroom

Replacing an out-dated or tired bathroom suite with a new white one could cost as little as £500 and will completely transform this important room. If the walls look dingy, think about re-tiling. If your bathroom is too small, create a shower room by taking space from a larger bedroom.

#### 6. Basic Remodel

The open plan family kitchen is high on the wish-list for most buyers so if you can create this feature simply by removing a wall between your kitchen and an adjacent dining or living room, you could add £10,000s in value for a few thousand.

#### 7. The smallest room

Many homes have scope somewhere for a downstairs loo – such as under the stairs – and this will invariably add more value than it costs. A loo needs only 1.3m<sup>2</sup> and today's compact sanitary ware allows even the smallest space to be used effectively

#### 8. Adding Space

Creating more space almost always adds more value than it costs. A loft conversion is usually the most cost effective option, followed by garage conversions, rear and side extensions and finally cellar conversions basement extensions.

#### 9. Capture Potential

Obtaining planning permission for a great extension or remodel scheme crystallises some of the future added value without actually having to undertake the project, by giving future buyers certainty of what they can achieve.

## 10. Get Expert Advice

Get along to The Scottish Homebuilding & Renovating Show for free expert advice.

- Meet over 140 local and national specialist suppliers – see, touch and try 1000s of products.
- Bring plans, ideas and questions and get free personalised one-to-one advice in a 15 minute consultation with one of the show's experts, architects, planners or builders
- Check out 26 educational masterclasses and 16 in-depth seminars offering practical answers to common questions

The Scottish Homebuilding & Renovating Show is taking place at the Royal Highland Centre, Ingliston, Edinburgh on 19 – 20 October 2019. Opening hours: Saturday 10am – 5pm; Sunday 10am – 4.30pm. Tickets are £8\* in advance (available until 3pm on Friday 18 October) and £12 on the door and can be booked at [www.homebuildingshow.co.uk/Edinburgh](http://www.homebuildingshow.co.uk/Edinburgh) or by calling 0844 858 6754 Under 16s go free.



**Homebuilding & Renovating Show**

**2 FREE TICKETS worth £24\***

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