

FIRST-TIME BUYER GUIDE SCOTLAND



Before You Start

- Work out your budget and how much you can afford
- Save for a deposit (typically 5–10% minimum)
- Speak to a mortgage advisor and obtain a Mortgage in Principle – We can help you source a Mortgage advisor, Speak to our team.
- Budget for additional costs such as LBTT, solicitor fees, and moving costs – We can help you source a Solicitor, Speak to our team.
- Check your credit score and financial position

Searching for a Property

- Decide on your preferred location and property type
- Consider transport links, schools, and local amenities
- Register with local estate agents (Time2Sell Can Help) for early access to properties
- Set alerts on property portals so you don't miss new listings

Viewings

- Arrange viewings as soon as possible for popular properties
- Visit more than once if you are seriously interested
- Ask questions about the property condition and history
- Pay attention to storage, heating, and overall layout

The Home Report

- Review the Home Report before making an offer
- Check the valuation to guide your offer price
- Look closely at the condition survey
- Review the Energy Performance Certificate

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Making an Offer

- In Scotland, offers must be submitted through a solicitor
- Your solicitor will advise on price and terms
- Ensure your Mortgage in Principle is in place
- Be prepared to act quickly in competitive situations

Closing Date (If Applicable)

- A closing date may be set if there is high interest
- All offers are submitted by a fixed deadline
- The seller will choose the most suitable offer
- The highest offer is not always the one accepted

Offer Accepted & Legal Process

- Missives (legal contracts) will be negotiated and agreed
- Your mortgage will be finalised
- A date of entry (moving date) will be confirmed
- Your solicitor will handle the legal process

Moving Day

- Funds are transferred between solicitors
- Keys are released once settlement is complete
- You can then move into your new home

Looking to buy your first home?

Our team at Time 2 Sell is here to guide you through every step, from your first viewing to getting the keys.

Register your interest today or get in touch to start your search.