

Terms & Conditions:

All terms are per week (Saturday to Saturday) unless agreed otherwise.

Please remember a reservation is a legal contract.

By making a booking you accept the Terms and Conditions and agree to them.

Bookings: When a booking is made more than 6 weeks before the tenancy is due to commence, a deposit of £100 per week booked or £50 per short break booked must be paid to confirm the booking with the balance becoming due 6 weeks before the tenancy is due to commence. If a booking is made 6 weeks or less before the tenancy is due to commence, the full amount together with any additional charges must be paid at time of booking. It is your responsibility to ensure the booking is paid on time. If the balance has not been paid by the due date, we reserve the right to cancel the booking, in which case a cancellation charge will apply. If, once you have paid a deposit, you find that you have to cancel your booking, please notify us by telephone or email followed up with an immediate written confirmation of cancellation. The £100 initial deposit per week booked is non-returnable. If you have to cancel once you have paid the full cost, we will do our utmost to re-let the croft, in which case you will be returned the balance owing less 20% to cover administration costs. In the event that the croft cannot be re-let, the full amount is payable. We can refuse any booking, and in that case we will promptly return any monies you have paid and be under no other liability.

Payment: Payment may be made by Cash, Postal Order, Bank Transfer, Cheque, or by Debit / Credit card via PayPal. Once payment method has been confirmed, the owner (Miss G Sherwood, North Newton Farmhouse, Bothkennar, Nr Skinflats, FK2 8PU) shall email payment instructions directly. Payment must be in GB Pounds Sterling.

It is advisable to take out insurance to cover any problems or cancellations.

You must be over 18 years of age at the time of booking.

The person making the booking agrees to abide by these Terms & Conditions and take responsibility for the party occupying the croft.

Lets commence at 4:00pm on the day of arrival and the croft must be emptied by 10:00am on the day of departure. The tenancy cannot be extended without permission. The tenant will be liable for any cost whatsoever incurred as a result of unauthorised extension.

No pets are allowed inside the croft.

No smoking is allowed inside the croft.

The croft is cleaned between lets so all you have to do when you get there is unpack and put the kettle on. If extra, heavy cleaning is required after you leave, or you do not leave the property and its contents as you found them then a cleaning charge may apply.

Tenants must accept responsibility for damage caused to the croft during their stay and will be liable for the cost of repair or replacement. Breakages and spillages must be reported immediately.

This is an old croft which has been restored and refurbished. This means the headroom inside may be lower in areas than in modern buildings and in particular some door frames will need care when passing through for taller people.

Currently there is no phone or internet connection in the croft. Mobile phone coverage is available outside although it may take a few minutes for your mobile to find signal. There is a wi-fi café within the Aros Centre on the outskirts of Portree and also in the public Library located in the High School grounds.

The croft is for a maximum of two adults (1 double bedroom).

The hirer warrants that the property let is to be used solely for the purposes of a holiday and so accepts that the letting is a holiday let to which (Section 12 (2) and paragraph 8 of Schedule 4 of the Housing (Scotland) Act 1988 applies, namely, “a tenancy the purpose of which is to confer on the tenant the right to occupy the house for a holiday”)

It is the tenants responsibility to be at the croft on the due date and any delay or inaccessibility incurred due to detrimental travel or weather conditions is not the responsibility of the owners.

Once we have accepted your booking we will make every effort not to make changes or cancel it. However, we must reserve the right to do so, but will only do so where we are forced to do so as a result of circumstances outside our control.

Any complaints must first be referred to the owner during the tenancy to allow remedial action to be taken. In no circumstances can compensation be made for complaints raised only after the tenancy has ended should the tenant fail to advise the owner during his/her tenancy. We make every effort to ensure the croft is to a high standard so that you can enjoy your holiday. It is impossible to check every item and every piece of equipment each week, so if there are any problems regarding these, please let us know so we can resolve any issue as quickly as possible.

The owner accepts no liability for any act, neglect or default on their part or any other person not employed by them or under their control, nor for any accident, damage, loss, injury, expense or inconvenience to either person or property which the tenants, or any other person, may suffer or incur arising from, or in any way connected with, the tenancy. The owner accepts no liability for loss or damage to the tenants, their vehicle or their possessions on the owners land or property.

If tenants breach any of the above terms and conditions, the owner or their representative reserve the right to re-enter the property and terminate the tenancy, without prejudice to the other rights and remedies of the owner.

All prices in our website are in pounds sterling. We do everything we can to ensure the accuracy of the information contained in our website, however, all information is accepted in good faith, and may have changed by the time you view it.

The garden grounds are natural and rugged and care should be taken with footing. We accept no liability for any injuries incurred.

There is a shed available for guest use / storage. Within the shed are items i.e. BBQ, fishing rods & tackle etc. These items may be used during your stay, although again, using these items will be at your own risk and please leave them in the same state as found.

There is a Grill Kota hut. This creates an unusual outside sitting area with BBQ and we ask that guests clean the hut after use ready for future guests as this is outwith the housekeepers responsibility. Use of the Grill Kota is at your own risk and we will not be responsible for any injuries incurred. Please purchase your own wood / charcoal for use.

Finally, our aim is for you to enjoy your holiday. We hope you have a memorable and pleasant stay in this unique corner of Scotland.

Caring for your safety

Please remember that when you stay in unfamiliar surroundings, you must take special care of yourself and your family. In particular:

- Check the layout of your holiday property so that in an emergency you can get out quickly and easily.
- The croft has a fire extinguisher and fire blanket in the living area, please read the instructions for their use.
- The croft has a wood burning stove in the living area, if you use it please ensure the fire is safely out and the stove door is properly closed before you go to bed. **DO NOT LEAVE THE BUILDING WHILST THE FIRE IS LIT.**
- If you are unsure of how to use any electrical appliances, instruction manuals can be found in the drawer below the television.
- Take special care when moving around the property at night.
- Be aware, the croft has glass patio doors.
- All activities during your holiday are undertaken at your own risk.

Please:

- Don't litter
- Don't waste energy and water
- Guard against fire
- Respect the rights of land and property owners
- Protect the wildlife
- Follow the Countryside Code