

BELNABOTH EAST COTTAGE, GLENBUCHAT, STRATHDON

Terms & Conditions



Booking Conditions

- The letting period runs from Saturday to Saturday.
- Access to the cottage will be available from 4.00pm on the day of arrival.
- We request that you vacate the cottage by 10.00am on the day of departure.
- The maximum number of people allowed is 4.
- Please note - we do not have facilities for babies and young toddlers –ie. cot or high chair.
- A maximum of 2 well-behaved dogs is allowed free of charge.
- All bed linen, towels, electricity, heating, plus logs for the open fire, are included in the weekly rate.
- Belnaboth East is a non-smoking cottage.
- Rental charges are as stated on the website.
- A reservation for a particular rental period can be made initially by phone, email or submitting the online enquiry form. Once we confirm that the requested dates are available, and the client agrees to accept the booking, we will provisionally hold that booking for 7 days only, until a deposit is received. If no deposit is received within the 7 days, the provisional booking will be cancelled and the rental period will become available to other clients.
- A booking form must be completed and returned with the deposit for all bookings.
- Confirmation of the booking, along with the date for the final payment of rental, will be sent on receipt of the deposit.

Deposit

- If the booking is made more than 6 weeks before the holiday let is due to begin, a deposit of 25% of the booking fee is due at the time the booking is made.
- If the booking is made 6 weeks or less before the holiday let is due to begin, the full rental must be paid at the time the booking is made.

Balance of Rental

- The balance of the booking fee is payable not later than 6 weeks before the holiday let begins. In the event of the balance of the booking fee not being received by the due date, we reserve the right to cancel the holiday let without further notice, and without any refund of the deposit already paid.
- The date on which the balance is due to be paid is clearly indicated on the booking confirmation.

Payments

- We only accept payment by cheque drawn on a UK bank.
- Please note - we cannot accept payment by debit or credit card.

Pets

- Only dogs are allowed at Belnaboth East.
- Please bring your dog's bed with you.
- Dogs are not allowed on the furniture or in the bedrooms.
- Dogs should not be left unsupervised in the cottage at any time.
- Dogs should be kept under control at all times, as there are often sheep in the fields around the cottage.
- There is an outdoor kennel with run and an indoor sleeping area.
- There is a 1 acre of ground, most of which is fenced off; it is mainly in grass.
- Please clean up after your dog.

Tenants' Obligations

- To take good care of the cottage and treat it as if it is a second home, as it is for the owners.
- To leave the cottage in a clean and tidy condition at the end of the tenancy.
- To pay for any losses or damage to the property or its contents.
- To allow the owners reasonable access, if necessary, for repairs or delivery of oil, etc.
- To not exceed the total number of people stipulated in the booking form, nor to transfer possession to others.
- To notify the owner of any changes to party numbers etc., prior to the beginning of the tenancy.

Cancellations

- If you make a cancellation 6 weeks prior to the holiday let, the deposit will be refunded, less an administration fee.
- If you make a cancellation after the final balance has been paid, we will make every effort to re-let the cottage. If successful, we will return all monies to you, less the initial deposit and an administration fee.
- If we are unable to re-let the cottage, we have to advise you that you will be liable for the full cost of the holiday let.

Non-availability of Property

- If for any reason beyond our control the cottage is unavailable on the day the holiday let is due to begin, (eg. due to flooding, fire damage etc.) or the cottage becomes unsuitable for holiday letting, you will receive a full refund of all monies already paid. Tenants will have no further claim against the owners.

February 2015