

Terms and Conditions

Contract and acceptance of conditions

- Once a booking has been confirmed, a Contract has been entered into. The person whose name appears on the booking form, letter or email agrees to take full responsibility for ensuring that all the following Conditions of Let are adhered to by all members of the party.
- A maximum of two persons may let the apartment, and only those persons listed when the booking is made may occupy it during the Let. The property may not be sub-let or re-assigned to another person or persons without the owners' permission
- Accommodation should be respected and looked after during your stay. At the end of your stay the property should be left clean and tidy with full inventory. Guests should also take responsibility for minimising fire risk
- No smoking is permitted in the apartment, or in the rest of the building, by the guests or their visitors.
- Personal property left in the property at your own risk. Guests are responsible for shutting all exterior doors and appropriate windows and securing the property when absent or sleeping.
- No pets are accepted

Booking and Deposit

- A completed booking form, email or letter agreed by both parties is a binding contract and that any subsequent amendments must be agreed by both parties in writing
- A firm booking is made on receipt of a deposit of £50. The payment of the total due will be made 6 weeks prior to the arrival date. Failure to pay the balance of rental charges by the due date (42 days prior to arrival), may result in the owner treating the property as available for re-booking

Cancellation

- Cancellations should be notified in writing. If cancelled before the 6 week deadline, the deposit and any rental paid will be refunded. After the 6 weeks the rental will be retained unless the cancelled period is relet. It is recommended that you seek personal insurance to cover the costs of cancellation
- Should the property, subsequent to booking, become unavailable through any cause, the owner's liability is limited to the repayment of any rent already paid

Accommodation

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- No pets are accepted
- The rent for the property is inclusive of gas and electricity and linen

Access to the apartment

- The apartment is normally available from 15:00 hours on the arrival date, until 10:00 hours on the departure date, unless by agreement with the owner.
- The owner or her representative will meet guests at the property on the day of arrival. (provided arrival time has been communicated) On the day of departure, lock the door of the flat and post the keys back through the letter box.
- The owner has a right to refuse to hand over the property to any person deemed unsuitable to take charge. Causing a nuisance or disturbance to neighbours or unreasonable behaviour may result in the owner asking guests to leave
- The booking agreement confers the right to guests to occupy the accommodation for the agreed period only. All persons will vacate the property at the end of the holiday period and no right to remain in the property after the end of the holiday period booked exists. (The property let is to be used for the purposes of a holiday let to which Section 12 (2) and paragraph 8 of Schedule 4 of the Housing (Scotland) Act 1988 apply).
- The owner has the right to access to the property at all reasonable times.