

Kinnaird Garden Cottage, Pitlochry

TERMS & CONDITIONS OF HIRE – weekly or longer bookings

Payment: A non-refundable booking deposit of £150 is payable per week or part week at the time of booking. The remaining balance is payable 8 weeks prior to your date of arrival. Christmas & New Year week bookings - £250 deposit is required to secure the reservation. If booking date is less than 8 weeks from rental date, full amount is payable on booking.

Rental Period: The rental period is from 5.00pm on the day of arrival to 10.00am on the day of departure unless other arrangements have been agreed with the proprietors. Latest check-in on arrival day is 10.00pm. A later check-out time may be available if we can arrange housekeeping.

Insurance The owners insure their own property against fire and theft and will in no circumstances be held liable for any loss or damage to holidaymakers' property. Holidaymakers are advised to take out their own Holiday Insurance covering loss of baggage, personal effects and cancellation.

Cancellation Policy:

Should you wish to cancel your booking please advise in writing. Bookings cancelled longer than 8 weeks prior to arrival will forfeit the non-refundable deposit paid on booking. For cancellations made within 8 weeks or less of arrival - we will make every effort to re-let the property and should we succeed in doing so then we will refund the balance paid less any costs associated with re-letting the property e.g. agents fees or commissions etc. If the property is not let unfortunately we cannot make a refund. **You are advised to take out cancellation insurance.**

If we, the accommodation providers, are prevented, because of circumstances outside our control, from putting the accommodation at the disposal of the hirer on the starting date, the full payment shall be refunded but the hirer shall have no further claim against us.

Linen All bed linen is provided. Tea towels, a bath mat, a hand towel and four standard bath towels are provided.

Electricity & Heating Payable by the hirer as used by meter readings on arrival and departure.

Extra Guests The number of persons occupying or visiting the property must not, at any time, exceed that completed on the booking form, unless prior arrangements has been made with the proprietors.

Children We are very happy to accept children, provided that they are respectful of other guests who may be enjoying a quiet holiday. Children must not be left unsupervised at the property.

Dogs We welcome up to 2 well behaved, housetrained dogs. A separate information sheet will be supplied.

Your Responsibilities The hirer is responsible for the condition of the property and its entire contents during the hire period, fair wear and tear accepted. The hirer will in the first instance report any damage or breakages to the owners. The hirer agrees to leave the property and contents in a clean and tidy condition. If there are any necessary excessive cleaning costs or damage to the property after departure the costs will be requested to be met by the hirer.

Smoking is not permitted in the property. You may smoke outside your property, but we would ask that you do not leave any cigarette litter on the ground, please dispose of them responsibly. Failure to observe these conditions will result in the hirer being charged an additional cleaning fee.

Parking A parking area is provided. Parking on this ground is at owner's risk and the proprietors accept no liability of damage to, loss of or theft from vehicles. There is one parking space available for a car outside the cottage. Please let us know if you require an additional or larger space.

We reserve the right to gain entry to the property at any time and to terminate occupancy without notice or refund in the case of breach of these terms and conditions.