As you are coming into Tobermory from the direction of Craignure, you arrive at a small round about, take the first left over the bridge and then turn immediately right. You will shortly pass through some traffic lights, then two tight bends in the road. Heading up Breadalbane street on an incline, take the right turn signposted to Town Centre. Follow the road round to the left, along Argyll terrace, at the end of the terrace follow the road around and downhill to the right, then take the first left, part way down the hill, ascending again to the Western Isles Hotel where you take a sharp left, directly opposite the hotel. Follow the lane past the fire station and Park Lodge hotel, then where it turns sharply right, carry straight on, up a smaller lane which ascends and turns left then levels out. Where the lane turns to the right, continue straight on, into the driveway that we share with Strongarbh house, Stronbeag is on your right, before you get to Strongarbh house. The driveway edged with square stone setts is the parking area for the property.

Bookings starting from 10th May 2025, available until 18th October 2025. Please leave the property by 10am on the day of departure, arrival is available from 4pm.

If you need to cancel, we will make every effort to re-let the booked holiday dates. If we are successful in re-letting the dates, you will receive a refund less a £50 administration charge, any costs incurred in re-advertising or rebooking the letting and any reduction in letting price achieved. If we are not successful in re-letting you will be liable for 90% of the full price if cancellation is within a month of the holiday date and 30% if it is more than a month.

I was trying to think of another name for this other than house rules, but so far I’ve been unsuccessful, so here they are:

# Bookings are subject to the following terms and conditions:

* A contract between you and the owner will come into existence when the deposit or full payment is received, and a booking confirmation is issued showing the confirmed holiday dates.
* The contract binds you (the lead booker) & all the members of the party who are part of the booking. It is your responsibility to ensure that all members of your party accept the terms of the contract set out in these terms & conditions. Failure to disclose all relevant information or comply with these terms may lead to termination of the contract & loss of the booking.
* We require the names, DOB, and contact details of all adult guests at least month before the arrival date. The maximum number of persons occupying the property must not exceed 7 persons and only those listed on the booking form can occupy the property.
* This contract is subject to Scottish law
* The owner reserves the right to refuse a booking without giving any reason.

## Deposits, payments, and cancellations

* The deposit/full payment must be paid at the time of booking.
* A 30% deposit of the holiday cost is payable at the time of booking.
* Bookings made less than 4 weeks before your arrival date must be paid in full.
* The balance must be paid no later than 4 weeks before the commencement of your holiday. If the balance is not received by the due date, then your holiday will be treated as a cancellation.
* All cancellations must be notified in writing and once received we will confirm the cancellation.
* If you need to cancel, we will make every effort to re-let the booked holiday dates. If we are successful in re-letting the dates, you will receive a refund less a £50 administration charge, any costs incurred in re-advertising or rebooking the letting and any reduction in letting price achieved.
* If we are not successful in re-letting you will be liable for 90% of the full price if cancellation is within 4 weeks of the holiday date and 30% if it is 4 weeks month or more.
* We strongly advise that you take out comprehensive travel insurance to cover cancellations. If you choose not to, then you accept responsibility for any loss that you may incur due to your cancellation.
* In the unlikely event that we need to cancel your booking, notification will be given of the cancellation as soon as possible and we will promptly refund all payments made to us for your holiday. Our liability for cancellation will be limited to payments made to us.

## Arrival and departure

* You can arrive anytime after 4pm on the arrival date and you agree to leave by 10am on the day of departure.

## Potential additional charges

* Damages and breakages – you agree to report any damage or breakages promptly. The accommodation will be inspected at the end of the holiday & you agree to pay for any loss, damage or extra cleaning costs. These are to be paid for in full within 7 days of notification.
* All inventory must remain in the property. If any damage or loss occurs and the owner must cancel and/or refund subsequent bookings, the owner may bring a claim against you for any loss arising as a result.
* Please note that if any keys issued are not returned at the end of your stay, then you agree to pay the cost of replacements.
* You agree to fair usage of utilities during your stay and to pay for any excessive usage.

## Things that are not allowed or need permission

* Domestic electric vehicle chargers (commonly known as a ‘granny charger’ or a ‘trickle charger’) are not suitable for use at the property and are strictly forbidden. You are liable for any damage or loss suffered by us due to your unauthorised use of domestic chargers.
* Fireworks, Chinese lanterns, firepits, candles and portable BBQs are prohibited.
* If you want to use the services of a third-party supplier (e.g. a chef, beauty treatments) this must be agreed beforehand. If you bring a third-party supplier without consent, we reserve the right to ask them to leave. We do not accept liability for the activities of these third-party suppliers.
* No extra overnight visitors are allowed to stay at the property.
* Bookings cannot be accepted from persons under eighteen years of age.
* Pets, vaping or smoking anywhere inside the premises will result in immediate termination of occupancy and forfeiture of all payments. This must be strictly adhered to, and any damage or extra cleaning caused will be at your expense.
* You may in no circumstance re-let or sublet the property.
* We reserve the right to terminate your rental agreement with immediate effect where the unreasonable behaviour of the persons named on the booking (or their guests) may impair the enjoyment, comfort or health of others. You will be asked to leave the property, without any refund of the rental amount paid.

## Other things you are agreeing to

* Wi-Fi – you agree to reasonable and lawful usage.
* Any problem or complaint must be immediately reported directly to us/our representatives to allow us the opportunity to resolve it.
* Non-compliance with the house rules will be considered as a breach of the terms and conditions of the rental agreement. We reserve the right to terminate the booking with immediate effect and without a refund if you do not abide by the rules.
* This property is privately owned and is our home. We expect all guests to enjoy the facilities and treat the property with the same respect that they would with their own home.
* You must only use the property for the purpose of a holiday.
* You are responsible for the supervision of all members of your party under the age of 18 at all times.
* We or our representatives reserve the right to enter the property at any time to undertake essential maintenance, repairs or for inspection purposes.
* The owners shall not be liable to you or your holiday party for loss or damage to property, however arising.

# House rules

Welcome to our home, please look after it for us and make yourselves comfortable. We want you to enjoy your stay so here’s some things to help everything run smoothly.

Smoking/ vaping

If you smoke or vape please do it outside and dispose of the bits left over in the provided ash trays/bins.

Fire pits and BBQs

Yes, we know they are fun, but they also have a habit of setting things on fire that aren’t meant to be, so fire pits/ fires are not allowed. You are welcome to use the provided BBQ, please give it a clean after use.

Parking

There’s plenty room on the drive, so you should have no problem parking so there’s an easy way through for our neighbours and the occasional large delivery trucks that visit them.

Care of our home and our neighbours

* Please remove shoes before going upstairs.
* Please switch off lights, and electrical appliances when you go out – we’re an eco-friendly holiday home.
* If you want to take towels outside, please use the coloured beach towels.
* Please keep indoor furniture and bedding inside and in the same room you found it.
* Please respect the community and try to keep noise levels to a minimum, especially between 11 pm and 8 am.
* We want you to have a holiday so we’re not expecting it to be spotless, but please leave things in a reasonable state, with washing up done or at least set to run in the dishwasher.

Please treat the facilities & accommodation with care so that us and other guests may continue to enjoy them. If you notice something is missing or damaged, please let us know as soon as possible.

We know accidents happen, so if there has been any damage or breakages during your stay, we would be grateful if you could let us know, especially before check-out.