



NORTH COTTAGE, INVERCASSLEY ESTATE, ROSEHALL, LAIRG IV27 4BD

£525 per month, Unfurnished



**NORTH COTTAGE, INVERCASSLEY ESTATE,
ROSEHALL, LAIRG**

Garden

Rural village location

Oil fired heating and open fire

Tool/wood shed

Landlord registration: 08195/270/12360

EPC Rating = E

Council Tax = B

Situation

Rosehall has a local primary school with secondary schooling at Golspie. There is a local craft/coffee shop (with internet access), two churches, village hotel/pub and village hall.

Description

North Cottage is an attractive 2-3 bedroom semi-detached country cottage over 1 ½ floors available to let on a Private Residential Tenancy in the village of Rosehall. The property benefits from double glazing, an open fire and oil-fired heating.

The front door enters into a porch leading to a hallway with stairs to the upper floor, entrances to the sitting room with open fireplace, dining room/3rd bedroom, bathroom and fitted kitchen.

The back door leads into a large store room and the kitchen

The bathroom consists of a full suite with electric shower over bath.

Upstairs there is a linen cupboard and good sized double bedrooms with a built in cupboard.

The property benefits from a garden to the front and side, with ample parking at the back and use of tool/woodshed/kennels.

Tenancy

After viewing interested parties should confirm their interest in the property with Savills. The landlord's preferred applicant will be reference checked through a tenancy referencing company.

1 The tenancy shall be a Private Residential Tenancy

2 The rent shall be payable monthly in advance by bank standing order.

3 A deposit of one month's rent will be payable in advance.

4 The tenant shall be responsible for the payment of the Council Tax or other rates levied by the Local Authority.

5 The property is to be occupied as a private dwelling and is not to be sub-let without the prior permission of the landlord.

6 The garden maintenance is the responsibility of the tenant.

7 The tenant will be responsible for the costs of all utilities.

8 The landlord will insure the property against all fire but such insurance will not cover any contents or effects which the tenant may place in the subjects, the insurance of which will be the tenant's responsibility.

9 The tenant will be required to maintain the internal decoration to the same standard as at entry.

10 An inventory will be taken prior to entry.

11 A maximum of 2 pets will be permitted at the discretion of the landlord.



Services

Mains electricity, water, drainage and oil fired central heating.

Viewing

Viewings will only be arranged upon completion of a prospective tenant questionnaire. All viewings will be during office hours Monday - Friday 8.30am - 5.00pm.

Furnishing

Unfurnished

Local Authority

Highland Council, Inverness

Directions

The property lies immediately opposite the Invercassley Stores in the centre of Rosehall. When turning in towards these cottages it is the first on your right. Please note that the property post code, IV27 4BD, may not take you directly to the property





Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Prospective tenants must satisfy themselves by inspection or otherwise. **Please be advised that the local area maybe/is affected by aircraft noise. We advise you make your own enquiries regarding any associated noise within the area.** 20201124CLDV Scottish Letting Agent Registration – LARN1902057 <https://www.gov.scot/publications/letting-agent-code-practice/>



Viewing Questionnaire
PRIVATE AND CONFIDENTIAL

YOUR PERSONAL DATA WILL BE USED BY SAVILLS (UK LTD) FOR THE PURPOSE OF RESPONDING TO YOUR APPLICATION. FOR FURTHER DETAILS OF HOW YOUR PERSONAL DATA IS USED BY US, PLEASE SEE OUR PRIVACY POLICY AT www.savills.co.uk

The information collected in this form will be used only in connection with the assessment of your eligibility and suitability for the tenancy(ies) for which you are applying and will be destroyed after that assessment process (including, if applicable, preparing the tenancy agreement) has concluded.

PLEASE USE BLOCK CAPITALS

Name of Property	North Cottage, Invercassley Estate, Rosehall, Lairg IV27 4BD	
Proposed tenancy start date:		
Full Names (please note all prospective occupants of the property aged over 18 must complete this form)	Applicant 1	Applicant 2
Address		
Post Code:		
Time at this address:	Years months	Years months
Tel No: Home		
Tel No: Mobile:		
Tel No: Work		
Email:		
Occupation:		
Income:		
Reasons for moving:		
Car registration:		
No of vehicles that will be parked at the property:		

Age of Children (if applicable):	
List of Pets (if applicable)	

- All information will be treated in the strictest confidence.
- **Before you view a property, you should understand if you could afford to rent it. Make sure you know:**
 - About the local market and rental values
 - How much the rent will be and what is included
 - What other bills you'll be responsible for
 - Are there any communal bills, how are these calculated, what will your share be
 - How much the deposit will be

You'll need to take all of the above into consideration and know you'll be able to pass the reference providers affordability check before you place any offer. When checking your ability to pay, their calculation is based on the monthly rent x 30. For example, £2,000 per calendar month (pcm) rent x 30 means you'll need an income of £60,000 before tax per year.

- Completion of this questionnaire and subsequent correspondence does not constitute an offer of tenancy on the part of the owner of the property or the Agent, nor does it constitute any agreement to offer a tenancy of the subject property or any other property.
- The deposit required is detailed on the brochure for the property.

Signed: Signed: Dated:

Please complete and email this form to: info@balnagown.com. For any information about the property please contact Callum Paterson on 01862 843601.