



*At the Heart of Scotland a warm welcome awaits you...*

# DUNALASTAIR HOLIDAY HOUSES



Dunalastair is a breath of fresh Highland air, clean and comfortable cottages, views to die for, the bright flame of a log fire, wild place to walk, the tug of a trout on your line, the sight of an osprey fishing or a red squirrel skimming through the trees, and there is so much more to discover.

Highland Perthshire is also the place to find all manner of interesting things to do, from fascinating Highland Safaris and scary white water rafting to fishing, stalking and golf and then the more leisurely pursuits of visiting castles and gardens, quality shopping, theatre galleries..... The choice is yours..... and the choice is endless.

## THE COTTAGES

The Cottages equipment includes the following:

Electric Cooker	Electric Kettle	Toaster
Washing Machine	Tumble Dryer	Iron & Board
Fridge/Freezer	Microwave	Bath Mats
Bed Linen & Towels	Extra Blankets	Duvets & Pillows
Radio/CD Player	Tea Towels	Garden Furniture
Sky TV & DVD player (except Bridge Cottage which has no TV reception)		

Dishwashers: In all cottages except West Drumchastle.

Payphone: Old Laundry

There are plenty of books and puzzles in each cottage.

Please note that there is off-road parking adjacent to each cottage.

Not all gardens are enclosed. See cottages for details

## TUIM COTTAGE (Sleeps 4, Friday to Friday Rental)



This lovely cottage, the original east lodge of the estate before the 'new one was built in the 1890s, has been renovated to a very high standard. It is comfortably furnished and stands on a rise by the Tummel Bridge to Kinloch Rannoch road quite close to the river and to East Lodge, so they could be rented together. It has a fenced area at the rear and parking for several cars at the front, well off the road inside the gate. There are mature shrubs and trees in the garden. You can walk to the river directly from the cottage. This cottage has oil central heating. Please note that being on a rise, there are several steps to the front door which may make it unsuitable for those with walking difficulties. There are other cottages more suitable.

**Accommodation:** All on one floor but with a step down to kitchen and two steps down to twin bedroom. The cottage has a spacious L-shaped sitting/dining room with wood-burning stove, sofa and armchairs, pine dining table and chairs, lamps etc. There is a double bedroom with king-size bed, wardrobe with mirror, chest of drawers and dressing table. A narrow door leads from here into the family bathroom. The small twin bedroom has pine beds, chest of drawers and wardrobe and pretty roman blinds. It has windows facing south and west. The family bathroom, which leads off the living room and the double bedroom, has bath with shower over, WC and basin and, in a cupboard, the washing machine and tumble dryer. The kitchen has attractive modern cupboards and bright blinds and an oil central-heating boiler (oil included in rent). There is a small sun-room off the living room facing south.



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## BALMORE COTTAGE (Sleeps 4, Friday to Friday Rental)



This traditional stone four star cottage with rustic porches, which was originally two cottages, has been renovated to a very high standard and would be ideal for a couple having a romantic break or for four people as it is spacious but cosy. Each bedroom has its own bath or shower room. It is just off a quiet road with views east and west across fields and hills and south to Schiehallion. There is a large picture window in the sitting room giving onto a patio, garden and highland scenery and wildlife can be seen around the area. You can walk directly from the cottage across the fields or up the hills.

**Accommodation:** All on ground floor - Large light and airy sitting room with dining alcove, sofa and easy chairs gathered around wood-burning stove, colourful furnishings and plenty of books.

One double bedroom with king-size four-poster bed, pine dressing table, wardrobe and cupboard with shelves.

Adjacent bathroom with bath, basin and WC. One twin bedroom with dressing table, wardrobe and cupboard with shelves. This room has an en suite shower room with shower, basin and W.C. The Kitchen looks south and west and has pine units. Cloakroom with basin and W.C.

## OLD LAUNDRY COTTAGE (Sleeps 2, Friday to Friday Rental)



Guests rave about this hidden gem which is well away from public roads. Perfect for honeymoons and wedding anniversaries or just to escape from the stress of everyday life, this very secluded cottage is ideal if you are looking for a special romantic hideaway with four-poster bed. A beautiful and very spacious four star cottage, it was converted from the estate's Victorian laundry and has huge windows facing west with views to the Glencoe hills 25 miles away. It is in a wonderful situation with a lawn surrounding it, and climbing roses against the walls and beyond the garden stretch woods and fields. Visitors constantly report on all the wildlife they see around the cottage.

**Accommodation:** On Ground Floor only, the large kitchen/dining room with dining table and chairs and plenty of cupboards has big windows facing west and east. A utility room houses washer and dryer and a storage cupboard. There is a payphone in this cottage. The very spacious yet cosy and romantic living room/bedroom, which measures approximately 10 metres by 7 metres, features a draped king-size four-poster bed at one end and, grouped around the wood-burning stove, a sofa and easy chairs. Colourful rugs complement the original pine floor. There is a selection of books and puzzles.

Off this room is a shower room with electric shower, folding seat, basin and W.C.; a walk in cupboard, and an airing cupboard. This cottage is suitable for a disabled person with assistance.



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## ROSE COTTAGE (Sleeps 5, Friday to Friday Rental)



south to Schiehallion over field and woods.

This charming cottage has been carefully modernised while retaining its traditional features. It stands at nearly 300 metres with wonderful views south. It is ideal for short or long breaks in the cooler months as it has a Raeburn which keeps it very cosy. Rose Cottage has roses and honeysuckle round the door and is situated in its own shrub-filled, secluded garden not far from Dunalastair Home Farm up a private drive. There are lovely walks from behind the house through birch woods to a small river and on to the hills beyond.

**Accommodation:** On Ground Floor - The pretty sitting room has an open fire with original fire surround, sofa and easy chairs, bookcase with books and puzzles and colourful furnishings. The window faces

Kitchen/dining room with an oil-fired Rayburn cooker which heats the water and adds to the warmth of the house, wall lights, dining table and chairs. This room also faces south. Bathroom with bath with shower over, basin and WC.

On First Floor - One double bedroom with king-size bed and west facing window and velux window facing Schiehallion, chest of drawers, hanging rail. One twin bedroom with single beds, chest of drawers, hanging rail, window facing the garden and velux facing Schiehallion. One single bedroom with dressing table, and built in cupboard and a velux widow facing Schiehallion. Upstairs the ceilings are slightly combed (sloping).

## EAST LODGE (Sleeps 8, Friday to Friday Rental)



This Scottish Baronial style tower house is a listed building and was built by the present owner's great grandfather in the 1890s as the gate lodge of Dunalastair House. Attached to the impressive gateway (the drive is no longer in use) this truly exceptional holiday house is set in peaceful woodland beside a most attractive boulder-strewn stretch of the River Tummel where you can fish for trout and pike. The view across the river to Schiehallion is spectacular. You can stroll from the house along the river through the pine wood from the Queen's Pool, where Robert the Bruce is said to have ferried his queen across the river, to the Tom-an-Buidh Falls.

**Accommodation:** On the Ground floor - Sitting room with 2 sofas and easy chairs grouped around the open fire, faces south to the river and Schiehallion and west. It has original shutters and fire surround and attractive prints and plenty of books and puzzles. The well equipped kitchen/dining room faces west and east. A twin bedroom with two single beds, chest of drawers, dressing table, hanging cupboard and three windows has a small shower-room next to it with shower, basin and W.C.

On First floor - Twin bedroom with single beds, dressing table/chest of drawers and hanging space. Bathroom with bath with shower over, basin and W.C. Double bedroom in tower with king-size four-poster, dressing table and wardrobe with drawers. Off this room via very steep, narrow stairs is a Second Floor tower room with twin single beds, dressing table/chest of drawers and hanging space. (Stairs unsuitable for small children, the elderly or the infirm).



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## MARAGDUBH (Sleeps 5, Saturday to Saturday Rental)



This comfortable and spacious farmhouse is attractively furnished and perfect for a couple or for a family. It stands in seclusion among meadows at the foot of Ben-aChualaich and has wonderful panoramic views south across the glen to Schiehallion (1083 m).

The garden is enclosed with lawn and tubs and daffodils in spring, and roses are trained up the walls of the courtyard at the back. You can walk to the hills from directly behind the house and deer, black grouse, buzzards and other wildlife can often be seen in the surrounding area. Kinloch Rannoch village is situated about 3 miles away.

On Ground floor - The sitting room faces the panoramic view and has a sofa and easy chairs, wall lights and open fire and a selection of books and puzzles. The large dining room, which is just off the galley-style kitchen, has good sized table and chairs. The bathroom has large bath, basin and W.C.

On First floor - A large double bedroom facing south with king-size four-poster bed, pine wardrobe and dressing table and an en-suite shower room with basin & W.C. A large bedroom also facing south with three single beds, chest of drawers and pine wardrobe.

## WEST DRUMCHASTLE (Sleeps 3 to 4, Saturday to Saturday Rental)



This very pretty small cottage, with roses and clematis climbing up it, sits in a peaceful position in an enclosed garden on a rise a few hundred yards up a private drive and has a dramatic panoramic view over the glen to Schiehallion. The hills rise up behind the cottage through birches to the heather moorland above so you can go for walks straight from the cottage.

The cottage has pasture beyond the fence where sheep graze, and deer are often seen grazing there too. You may also see pine marten, red squirrels, eagles, buzzards and many small birds around the cottage. You can walk to the village from ere (about 1 ½ miles) mostly off road.

**Accommodation:** On Ground floor only - The living room looks south to Schiehallion and west and has sofa and easy chairs gathered around a wood burning stove, attractive furnishings and prints together with dining table and chairs. There are plenty of books and puzzles. The kitchen is galley-style and leads off the living room.

The twin bedroom has single beds, wardrobes with shelves and hanging space and the window looks towards the birch woods. The double bedroom faces south to Schiehallion and has double bed, wardrobe, dressing table and chest of drawers. The bathroom has bath with shower over, basin & W.C.



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## BRIDGE COTTAGE (Sleeps 4 + folding bed, Saturday to Saturday Rental)



Bridge Cottage is full of character and is situated in a very peaceful, secluded position beside the River Tummel which is reached via a ½ mile private road from Crossmount House drive. It was formerly the turbine house which produced electric light for the old mansion house in the early 20th century. It has superb views west up Dunalastair Loch to the Glencoe hills.

The cottage stands in a natural setting by the river and deer, red squirrels, pine marten, duck, osprey, buzzards and other wildlife abound. This is a bird-watcher's dream. The garden is unenclosed but the grass round the house is mown and there is garden furniture. There are lovely walks directly from the cottage, including to Macgregor's Cave, a viewpoint and where Rob Roy Macgregor is supposed to have hidden

from the redcoats. A boat for the use of tenants is moored nearby - Life jackets are provided and must be worn. (Cottage not at all suitable for small children because of its proximity to the river and its unenclosed garden).

**Accommodation:** On Ground Floor - Spacious sitting room/dining room with bay window overlooking the loch and large window facing the trees, with a sofa and easy chairs grouped around the wood burning stove, dining table and chairs, books and puzzles, TV & DVD player (no TV reception) Twin bedroom with bay window facing the loch with pine wardrobe and dressing table. A folding bed is available. Fully equipped kitchen with door to outside and view of river. On First Floor - Double bedroom with king-size double bed, chest of drawers, wardrobe. Bathroom with bath, vanity unit and WC. Upstairs the ceilings are slightly combed (sloping). Tall people may find it awkward. We have enlarged the bathroom so the single room no longer exists. A folding bed is available however.

## OLD POST OFFICE (Sleeps 6, Saturday to Saturday Rental)



This pretty cottage stands by a quiet road and close to and overlooking Dunalastair Loch. There is an enclosed garden with tubs and flower beds and daffodils among the birches in spring. A burn runs through it and an old-fashioned red (public) telephone box stands nearby. The front garden is enclosed within the garden to keep small children away from the burn.

The cosy sitting room has dramatic views south and west towards Schiehallion (1083m), Dunalastair Loch and Ben-a-Chuallaich. All kinds of wild birds and animals are seen from the windows of the cottage, including ospreys and pine marten. You can go for walks directly from the house. The village is about 2 ½ miles away.

**Accommodation:** On Ground Floor only - The sitting room with two sofas and easy chairs has wall lights, wood burning stove and colourful furnishings. Plenty of books and puzzles. Two twin bedrooms with single beds and pine furniture. One double bedroom with double bed and pine furniture. The Kitchen/dining room has pine units, dining table and chairs. Bathroom has bath with shower over, basin and WC.



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## GENERAL INFORMATION

**ARRIVALS & DEPARTURES** - We want you to enjoy your holiday with us to the full and with as little restriction as possible. However, we do need time to prepare for incoming guests and therefore arrivals are from 4pm onwards. Departures are no later than 10am on the day of departure. Late departure may incur a minimum charge of £10 unless a special arrangement has been made.

**LINEN** - Bed Linen, 2 towels each, hand towels, bath mats and tea towels are included in the rent.

**BASIC SUPPLIES** - We provide basic cleaning supplies, a roll of toilet paper and some black rubbish bags. Groceries can be ordered in advance. Enquire.

**PETS** - We allow a maximum of two dogs per cottage for which there is a charge of £16 per dog per week/break. Dogs are not allowed in bedrooms. Please bring own pet bedding. They **MUST** be kept under control as this is a working farm. See Terms and Conditions of Hire No. 6 for details.

**CLEANING** - All our cottages are thoroughly cleaned between holidays. However, because only a limited period is available in which to clean the cottages, we ask that you leave the cottage and its contents clean and tidy. We reserve the right to make an extra charge of £35 where extra cleaning is required. See Conditions of Hire 8.

**LOGS AND COAL** - Two starter bags of logs are provided. Further logs and bags of coal and kindling can be ordered (see Booking Form). The log fire is laid ready for you to light on your arrival.

**MOBILE PHONES** - Vodafone and Orange have masts in the glen and a signal from Vodafone can usually be received in the cottages. However, this cannot be guaranteed. Other providers do not usually work. In emergencies, messages to 01796 474 179 or 01882 632 314 will be passed on to the visitors concerned.

**SMOKING** - Smoking is not permitted in the cottages.

**ACTIVITIES** - Perthshire is famed for its vast choice of activities for all tastes including:

- Fishing, tennis, birdwatching, pony trekking, hill-walking, cycling.
- Rannoch Highland Gathering takes place on the 3rd Saturday in August each year and the Blair Castle Horse Trials and Country Fair, an international event, takes place each August.
- Adventure/Water Sports: Free Spirits, Highland Safaris, Nae Limits, Dunolly River Rafting.
- Golf courses: Kenmore or Blair Atholl which have 9 holes and Taymouth, Aberfeldy & Pitlochry which each have 18.
- Other ideas are Pitlochry Festival Theatre, art galleries, Blair Castle Pony Trekking, Dewars World of Whisky, Scottish Crannog Centre, Blair Castle, Menzies Castle, Cluny and Bolfracks Gardens and House of Bruar. This is just a small selection of the many things to do in the area for all interests and ages. See our website for more ideas.

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## 2011 RENTAL RATES

(Prices include VAT at 20% (from 4.1.11). If VAT rates change, new rates will apply to any sums not received by the date of change.)

**Week begins at 4 pm and end at 10 am on SATURDAY for:**

HOUSE NAME	LOW SEASON	MID SEASON	HIGH SEASON	PEAK SEASON
W. Drumchastle	£363	£407	£534	£581
Maragdubh	£400	£531	£669	£697
Bridge Cottage	£400	£531	£669	£697
Old Post Office	£400	£531	£669	£697

**Week begins at 4 pm and end at 10 am on FRIDAY for:**

HOUSE NAME	LOW SEASON	MID SEASON	HIGH SEASON	PEAK SEASON
Old Laundry	£384	£482	£611	£643
Rose Cottage	£400	£531	£669	£697
Balmore Cottage	£400	£531	£669	£697
Tuim Cottage	£400	£531	£669	£697
East Lodge	£562	£722	£892	£966

**SEASONS: (Saturdays, or Fridays nearest, where Friday changeover)**

January	8, 15, 22, 29	Low	August	6	Peak
February	5, 12, 19, 26	Low	August	13, 20, 27	High
March	5, 12, 19	Low	September	3, 10, 17, 24	Mid
March / April	26, 2, 9, 16, 23, 30	Mid	October	1, 8, 15, 22	Mid
May	7, 14, 21, 28	Mid	October	29	Low
June	4, 11	Mid	November	5, 12, 19, 26	Low
June	18, 25	High	December	3, 10	Low
July	2	High	Christmas		Peak
July	9, 16, 23, 30	Peak	New Year		Peak

**Please Note: Rental includes ALL electricity / oil, bed linen and towels**

VAT No: 270 4579 50



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## TERMS AND CONDITIONS OF HIRE

### **Contract - Very Important**

If you submit a booking via our online reservation system you will receive an automatically generated booking summary by email to the email address you provide in the booking form. This does not form a contract between us. A contract shall only arise when your booking is subsequently confirmed in writing via a letter of confirmation sent by post or email. Once a booking has been confirmed, a Contract has been entered into. The person whose name appears on the Booking Form agrees to take full responsibility for ensuring that all the following Conditions of Hire are adhered to by all members of the party:

1. Holiday Cancellation Insurance is not included in the rental. If you have to cancel your booking, you must contact Dunalastair Holiday Houses as soon as possible to inform them. You must also confirm your cancellation in writing. Deposits and balances are non-refundable in the event of a cancellation and you should be covered by appropriate insurance. Please note that you are liable for the balance due even if you have to cancel before it has been paid and this will be refunded, less a £50 administration fee, only if we have been able to re-let the holiday. We advise that you ensure that your holiday insurance covers you for this.
2. Arrivals are from 4 pm onwards unless other arrangements are made with the Management. We ask you to vacate the property no later than 10 am on day of departure so that we can prepare the cottages for the next guests. We reserve the right to make a minimum charge of £10 for late departure.
3. The contract confers on you a right to occupy the accommodation for a holiday only and, in terms of section 12 (schedule 4, paragraph 8) of the Housing (Scotland) Act 1988 is not an 'assured tenancy'.
4. The applicant must personally stay at the accommodation throughout the holiday and be over 21 years of age. He/she is solely responsible for the whole party. Assignees and sub-tenants are prohibited. No more than the stated number may stay at the property.
5. A deposit of 50% of the total holiday cost must be paid within fourteen days to secure a booking. The balance is due six weeks before the start of the holiday, without further reminder from Dunalastair Holiday Houses. The Management reserves the right to declare the contract void, the deposit forfeit and to re-let the accommodation should the balance not have been received within the time limit and, further, to claim the balance of rent if the accommodation is not re-let.
6. Dogs must be kept under proper control and not allowed on the furniture, and especially the beds, nor left unattended in the property. Dog owners will be held responsible for any damage caused to the property, contents or garden by their dog and for any extra cleaning required. When out walking within the property grounds/estate, you must ensure that dogs are kept on a lead except where indicated. They must not be allowed to disturb livestock, deer or game birds. There is a charge of £16.00 per dog per week/break. No more than 2 dogs are allowed per property. Please bring your pet basket.
7. Please ensure that you take all reasonable care in the use of the property and its contents including the security of the property and you will report any damages as soon as they occur. The Management reserves the right to charge for all repairs, losses or replacements necessitated by the negligent act or omission of any of your party, guests or invitees. If necessary this may include an administration charge.
8. On departure, you are requested to leave the accommodation clean and tidy. This includes washing up, placing rubbish in black bags and putting in wheelie bins, a quick Hoover of floors and cleaning grill pan, baths, basins and WCs. Dunalastair Holiday Houses reserves the right to make a charge of £35 for extra cleaning if the accommodation is not left in a satisfactory condition.
9. The brochure and website are as accurate as possible but cannot be warranted, nor do the descriptions form any contract. Dunalastair Holiday Houses reserves the right to alter or improve any of the subjects without notice. Prices include VAT at 20% (from 4.1.11). If VAT rates change, new rates will apply to any sums not received by the date of change. VAT No: 270 4579 50



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10. Televisions use Sky FreeSat as normal reception is poor in Rannoch. Bridge Cottage however, has no television reception but it has DVD and video players instead.
11. Should Dunalastair Holiday Houses have to cancel your holiday for any reason; every effort will be made to find you suitable alternative accommodation. If this is not possible a refund will be made of all monies paid by you to Dunalastair Holiday Houses for the accommodation booked. No further financial claims against Dunalastair Holiday Houses will be considered.
12. As far as the law allows, the Management takes no responsibility for loss, damage or injury to you or any of your party or your/their property or vehicles as a consequence of this agreement or the occupancy following thereon.
13. You will indemnify Dunalastair or their agents against loss, damage or injury sustained to the property or persons as a result of any breach of these conditions or arising from the fault of you or any member of your party.
14. Fireworks are not permitted at our cottages without written permission due to danger of fire.
15. Dunalastair Holiday Houses or their agents whomsoever reserve the right to enter the property at any reasonable time.
16. There will be a fee of £25.00 for any transferred booking, and bookings may not be transferred within two months of the visitor's holiday, or from one calendar year to another. A transferred booking is from one property to another or from one date to another. The transfer must also be of equal or greater value. If it is not, no refund of the difference will be made.
17. If the accommodation becomes inaccessible due to bad weather every effort will be made to find you alternative holiday accommodation. We are unable to offer any refund and strongly recommend you take out your own travel insurance.
18. Fishing - Free fishing permits are for the River Tummel between Kinloch Rannoch and the bridge at Tummel Bridge (but not below the bridge) for bank fishing. No bank fishing is allowed on Dunalastair Loch but estate boats are available free for cottage guests on this Loch. Life preservers must be worn. Children must be supervised. Trout fishing season is from March 15th to October 6th. Outside that period, fishing for pike is allowed on the River only unless special arrangements have been made for the Loch where pike fishing is let to a syndicate.
19. Every effort is made to ensure that you have an enjoyable holiday. If, however, you have cause for complaint, we are anxious that remedial action is taken as quickly as possible. Please contact the Manager or her staff as soon as possible so that they can take action or investigate and resolve the problem. You should not feel reluctant to complain if you are dissatisfied with some aspect of your accommodation. Indeed it is always the best policy to draw attention to the problem on the spot. If after this you are still not satisfied, you are requested to write to the Owner at Dunalastair Estate, PH16 5PD.

## FOR FURTHER INFORMATION FROM:

**Mrs. Melanie MacIntyre, Manager, Dunalastair Holiday Houses**  
2 The Walled Garden, Donavour, Pitlochry, Perthshire, PH16 5JS, Scotland

Telephone / Fax: 0044 (0) 1796 474 179

E-mail: [cottages@dunalastair.com](mailto:cottages@dunalastair.com) or visit our website: [www.dunalastair.com](http://www.dunalastair.com)

VAT No: 270 4579 50