

PROPERTY TO LET

Buailtean Gorma, Flodigarry, Isle of Skye, IV51 9HZ

- 3 BEDROOM DETACHED HOUSE •
- AVAILABLE TO LET FOR £617.13, NO DEPOSIT PAYABLE •
- LARGE ENCLOSED GARDEN & PRIVATE PARKING •
- EPC RATING: C; COUNCIL TAX: D •
- APPLICATIONS WITH LOCAL CONNECTIONS PRIORITISED •

**APPLY
NOW!**



Scan the QR code to
download an application
form from the website



www.chtrust.co.uk • info@chtrust.co.uk • 01463 233 549

Suite 4, 2nd Floor, Moray House, 16-18 Bank Street, Inverness, IV1 1QY

Communities Housing Trust is a Company Limited by Guarantee (SC182862) and a Scottish Charity (SC027544)

Landlord Registration No: 131303/270/23030 • CHT Letting Agent Registration No: LARN1906024 • VAT Registration No: 980 7002 27

PROPERTY SPECIFICATION

The property at Flodigarra was completed by James MacQueen Contractors in 2017 in the first phase of a small residential development. 4 miles to the south, there is a local primary school, shop & post office in nearby Staffin, as well as a hotel in Flodigarra itself. Portree is a 22 mile drive away where a wider range of amenities can be found.

Property accommodation comprises:

Entrance vestibule and inner hall, open plan lounge and kitchen/dining area, three double bedrooms with built-in storage, bathroom with over bath shower, utility space.

The property benefits from a large enclosed garden and private parking spaces. Heating is provided by Air Source Heat Pump and wall mounted Air to Air units, electric panel heaters and a heated towel rail. Hot water is via unvented cylinder. Tenants will be provided with instructions and guidance on how to use the heating and ventilation systems.

A septic tank services this property and a service charge for the emptying and maintenance of this will be included in the rent.

Rent - £598.72

Service charge - £18.41

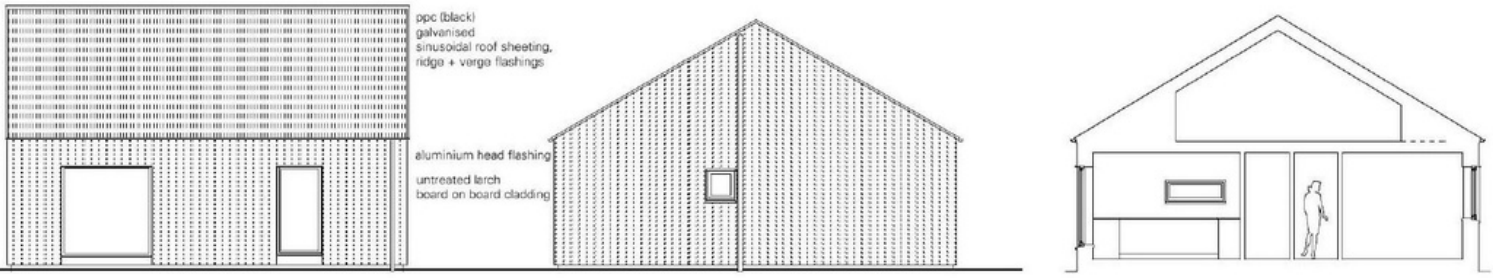
Rent is payable on the first day of the tenancy and on the same date each month thereafter. CHT do not charge a deposit.



* NB: some photos taken at construction completion.

No furniture, white goods or flooring are included

FLOOR PLANS AND LOCATION



** PLEASE NOTE these plans and dimensions are for illustrative purposes only and should not be used for ordering of furniture and floor coverings*

The walls and ceilings are plaster boarded and finished with 2 coats of white emulsion, and all timber finishings will have a white paint finish.

The floors are concrete and no floor coverings are included.

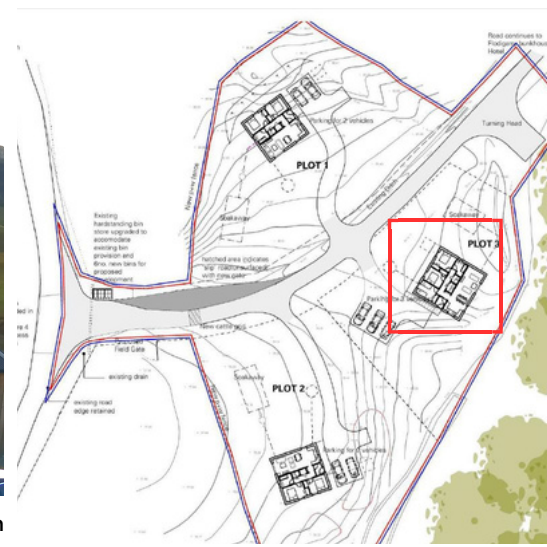
All internal doors are solid core ply with a white paint finish. The windows and external doors are designed, constructed and installed to Section 2 of 'Secured by Design' (ACPO, 2009). All glazing to doors and side panels is laminated.

The exterior of the home is clad in European larch board, which has not to be painted and it will gradually lighten with age.

Garden areas have been completed to a specification agreed and approved by CHT.



Development at Flodigarry and site plan



ALLOCATION CRITERIA

Communities Housing Trust are a Highland based Scottish charity working with communities to create long term affordable housing solutions.

Communities Housing Trust allocate the properties based on a community led allocation policy. The main principles of the allocation policy will be based on the eligibility criteria set out below

We will prioritise those who are either,

- (i) living in the area where the property is located,
- (ii) have immediate family there,
- (iii) work in the area,
- (iv) have a need to live there,
- (v) or those currently living outwith the area who can add social and economic benefit by moving to the area.

The home must be your only and permanent residence and should be suitable for your current housing needs, where your finances permit.

APPLICATION AND ALLOCATION PROCESS

1. Complete CHT's application form and enclose the required supporting documentation. The application form can be downloaded from the CHT website.
2. CHT will assess the applications and allocate the homes according to our allocations policy. All applicants will receive a letter to let them know if they have been successful or not.
3. Successful applicants will be sent confirmation of their offer and arrangements will be made to view the properties.
4. You will be kept up to date as to when the home will be ready for occupation and a tenancy start date will be agreed.
5. Successful applicants will be issued with a Private Residential Tenancy (PRT) Agreement as required for all tenancies by Scottish Government (Private Housing (Tenancies) (Scotland) Act December 2016.) You can find further information on the PRT here: <https://www.gov.scot/policies/private-renting/private-tenancy-reform/>
6. Rent is paid one month in advance on the tenancy start date and on the same date each month thereafter.

The details within this brochure are for information only and do not form the basis of any contract.

CHT accepts no responsibility for any errors or omissions in this brochure.

CHT offers no financial or legal advice - potential applicants should seek appropriate legal & financial advice.