

PROPERTY TO LET

MacKenzie's Cottage, Stormyhill Road, Portree, IV51 9DY

- **TRADITIONAL COTTAGE WITH COMBINED BEDROOM/LIVING SPACE •**
- **AVAILABLE TO RENT FOR £350 PCM •**
- **WOOD BURNING STOVE AND ELECTRIC PANEL HEATERS •**
 - **PRIVATE GARDEN & PARKING •**
 - **EPC RATING: G; COUNCIL TAX: A •**
- **APPLICATIONS WITH LOCAL CONNECTIONS PRIORITISED •**



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

Communities Housing Trust is a Company Limited by Guarantee (SC-182862) and a Scottish Charity (SC027544)
Landlord Registration No: 131303/270/23030

PROPERTY SPECIFICATION

This is a unique opportunity to rent a traditional cottage in the centre of Portree. The property was built in approximately the 1800s and has been updated since 2000. Featuring pine wood panelling and beams, deep set windows and traditional farmhouse doors, the property is newly painted throughout and benefits from good storage.

The centre of Portree is a 5 min walk away and local amenities include shops, cafes and hotels, primary and secondary schools, health centre, library and leisure centre.

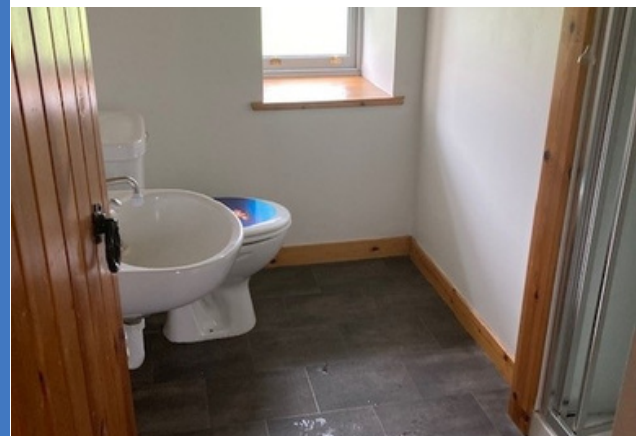
Property accommodation comprises:

Inner hall, living space, kitchen and shower room, with storage cupboards throughout. **NB: there is no separate bedroom, leaving the tenant free to utilise the living area to their own preferences and sleeping arrangements.**

The property benefits from a large private rear garden with driveway parking. Heating is provided by a wood burning stove and electric panel heaters, including a heated towel rail in the shower room. There are individual water heaters in the kitchen and shower room.

Floor coverings and white goods are not provided

The property is now available to let for £350 per calendar month in advance. CHT do not ask for a deposit. Council tax and utility bills will be the responsibility of the tenant.



ALLOCATION CRITERIA

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) or have a need to live there.
- (v) Those currently living out with 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.

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.