

TERMS & CONDITIONS – HIGHLAND SPACES

These Terms & Conditions govern your use of the Highland Spaces website.

1. About Us

Highland Spaces is a trading name used for branding and marketing purposes only. It is not a legal entity and does not itself enter into contracts.

Bookings made through this website are contracted with the relevant company, which will be clearly identified during the booking process:

- Stella Stay Ltd, operator of *Stella*
- Perthshire Property Ltd, operator of *The Tabernacle*

The applicable company will be the legal contracting party for your reservation.

Company details are as follows:

Stella Stay Ltd is a company registered in England and Wales with company number 17067350. Its registered office is Care of Noble One Accountants, 114 Ripplewaters, St Mary's Island, Chatham, Kent, England, ME4 3AY.

Perthshire Property Ltd is a company registered in the United Kingdom with company number 17070029. Its registered office is Care of Noble One Accountants, 114 Ripplewaters, St Mary's Island, Chatham, Kent, England, ME4 3AY. Short-Term Let Licence Number: PK11842F.

Registered office addresses are for correspondence purposes only and are not property locations.

2. Website Use

By using this website, you agree to:

- use it only for lawful purposes
- not misuse, interfere with, or disrupt the website
- not attempt unauthorised access to any part of the website or its systems

We reserve the right to update, modify, or withdraw content at any time without notice.

3. Bookings and Contract Formation

If you make a booking through this website, a separate legally binding rental agreement will be formed between you and the relevant company.

A binding contract is formed only upon receipt of a formal “Booking Confirmation” email from the relevant company.

Full booking terms, including cancellation policies, payment terms, and property-specific rules, are set out in the rental agreement provided at the time of booking.

For bookings made via third-party platforms, the platform’s cancellation policy applies. For direct bookings, reservations are generally non-refundable unless otherwise stated in the rental agreement.

Guests are strongly advised to take out comprehensive travel insurance.

4. Payments

Payments are processed by the relevant contracting company or its designated payment provider.

Full payment terms are provided during the booking process and in the rental agreement.

5. Liability

To the fullest extent permitted by law, neither Highland Spaces nor the relevant contracting company shall be liable for any loss or damage arising from use of this website, including but not limited to inaccuracies, omissions, or temporary unavailability.

Nothing in these Terms & Conditions excludes or limits liability for death or personal injury caused by negligence, fraud, or any liability that cannot be excluded by law.

6. Property Access and External Conditions

Access to properties may be affected by factors outside our control, including weather or local conditions.

Full terms relating to access, use of the property, and any applicable remedies are set out in the rental agreement.

7. Accuracy of Information

We make reasonable efforts to ensure that all information on this website is accurate and up to date. However, we do not guarantee that all content is free from errors or omissions.

8. Intellectual Property

All content on this website, including text, images, branding, and design, is owned by or licensed to Highland Spaces.

You may not reproduce, distribute, or use any content without prior written permission.

9. User Content

If you submit content to this website, including reviews, comments, or images, you grant Highland Spaces a non-exclusive, royalty-free, perpetual, worldwide licence to use, reproduce, modify, and publish such content.

You confirm that any content you submit does not infringe third-party rights and is not unlawful or defamatory.

10. External Links

This website may contain links to third-party websites. We are not responsible for their content or practices.

11. Accessibility

We aim to make our website accessible to all users. If you encounter any issues or have suggestions, please contact us.

12. Governing Law

These Terms & Conditions are governed by the laws of Scotland.

Nothing in these Terms affects your statutory rights as a consumer.

13. Contact

For enquiries, please contact:

Highland Spaces

Email: bookings@highlandspaces.com
