



Colt Cottages

*Balmoral Estates
Ballater
Aberdeenshire
AB35 5TB*



Accommodation

These semi detached cottages can be occupied separately or if required they can be used together by one large family.

Each cottage consists of :-

- Lounge with dining area and a double sofa bed
- Kitchen with microwave, fridge freezer and cooker
- Double bedroom
- Single bedroom
- Bathroom (with shower over the bath)

Each cottage is fully equipped and furnished for five people, with adequate blankets, pillows, linen and towels provided.

Bookings

Bookings at Colt Cottage run from Monday to Monday. The maximum occupancy is five guests - this involves two people sleeping on the double sofa bed in the lounge.

We would request that you arrive at The Estates Office between 3.00 p.m. and 4.00 p.m. on the day of arrival. You will be met by a member of staff, who will be able to answer any questions you may have and issue you with the keys for your cottage.

The cottage should be vacated by 10.00 a.m. on the day of departure to allow the housekeeping staff sufficient time to prepare the property for the next tenants.

Location

Balmoral Estates can be found on OS Sheet 44, Ballater 1:50,000 and Colt Cottages are situated approximately 100 yards from The Estates Office. Approximate distances from the main villages and towns:

Ballater (9 miles) - a good selection of shops including a bakery, a chemists, a delicatessen, grocery stores, a butchers, souvenir shops and a newsagents. There are two garages, a cycle hire shop and a bank with cash machine. You will find a large selection of hotels in Ballater.

Braemar (9 miles) - a small selection of shops including a butcher, newsagents, grocers and some souvenir shops.

Aberdeen (51 miles) - a large selection of shops, a theatre, cinemas and a large variety of sporting facilities in Aberdeen together with the airport and railway station. There are also several large

supermarkets on the outskirts of Aberdeen.

Dogs

Dogs must be kept under strict control at all times and should not be permitted to sleep in the bedrooms. Tenants must bring adequate dog beds and ensure that they clean up after their dogs.

Services

The cottages are double glazed and connected to mains electricity with night storage heaters for space heating. Both cottages are equipped with a widescreen television with free view satellite channels and a DVD, should you wish to bring some films to watch. Please note that there is no telephone at Colt Cottages. If you require internet access during your stay at The Old Schoolhouse you should visit the Crathie Tourist Information Centre.

Occupants are requested to inform the Estates Office of any deficiencies to crockery, cutlery, light bulbs etc. and any defects such as blockages in the plumbing etc.

Cleaning

It would be appreciated if occupants would kindly do the basic dusting and hoovering during their stay. Tenants are also requested to ensure that the kitchen, cooker, fridge freezer, crockery and all the utensils are left in a clean and tidy condition.

