



Connachat Cottage

Balmoral Estates

Ballater

Aberdeenshire, AB35 5TU

Telephone 013397 42209



Accommodation

Connachat Cottage is a stone built cottage, which can sleep six people in comfort and consists of :-

- Sitting room with open fire, television and DVD player
- Dining room with open fire
- Kitchen (electric cooker, dishwasher, fridge freezer, microwave and immersion heater)
- Double bedroom with twin beds on the ground floor
- Shower room with toilet on the ground floor
- Double bedroom and twin bedroom on the first floor
- Bathroom on the first floor

The property is fully equipped and furnished for six people, with adequate blankets, pillows, linen and towels provided. 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..

Bookings

Bookings at Connachat run on a Friday to Friday basis, with the exception of May, June and July when the bookings run on a Sunday to Sunday basis. The maximum occupancy is 7 guests - this involves one person sleeping on the folding bed.

We would request that you arrive at the property 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 property 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 Connachat Cottage is situated about three miles West of the Castle, near the middle of the Balmoral Beat of the River Dee. It faces South in a peaceful setting, on the edge of the Ballochbuie Forest. Approximate distances from the main villages and towns:

Ballater (12 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 (12 miles via the Main Gate and 6 miles via the West Gate) - a small selection of shops including a butcher, newsagents, grocers and some souvenir shops.

Aberdeen (53 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, sitting room or dining room. Tenants must bring adequate dog beds and ensure that they clean up after their dogs.

Services

The property is connected to mains electricity and there are night storage heaters for space heating. Fuel for the open fire is provided by the Estate. There is a private water supply - please contact the Estates Office if there are any problems with these facilities.

A payphone has been installed and the number is 013397 42209. If you require internet access during your stay you should visit the Crathie Tourist Information Centre. The property is equipped with a widescreen television with free view satellite channels and a DVD, should you wish to bring some films to watch.

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.

