



Connachat Cottage

Balmoral Estates, Ballater, Aberdeenshire, AB35 5TU

Telephone 013397 42209

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. Access is by the public road to Balmoral and thereafter by the private Estate road.

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

Lounge with log burner and double sofa bed

Dining room with open fire

Dining kitchen with electric cooker, microwave, fridge freezer and dishwasher

Two twin bedrooms

Double bedroom

Shower room

Bathroom with bath and a separate shower

Outside there is a rod room with storage for fishing equipment as well as a washing machine and chest freezer.

Please note that due to the remote location of this property the mobile reception is limited. There is a flat screen television with free view satellite channels and a DVD, should you wish to bring some films to watch.

The property is fully equipped and furnished, with adequate duvets, pillows, linen and towels provided. If required an additional two people can be accommodated using the sofa bed in the lounge and we can supply a travel cot with linen and high chair.

Bookings

Bookings at Connachat Cottage run on a Friday to Friday basis, with the exception of May, June, July and August when the bookings run on a Sunday to Sunday basis. The property is available throughout the year, with the exception of some weeks during The Royal Visit.

Tenants are requested to arrive 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 to the property. Please bring with you a form of photographic identification together with your booking details. 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.



Maximum Occupancy

The maximum occupancy for Connachat Cottage is eight guests – this involves two people sleeping on the sofa bed in the lounge. If you require the sofa bed please let us know when making the balance payment.

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.

The property 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 chemist, a delicatessen, grocery stores, a butchers, gift shops and a newsagents. There are also two garages, a Bank of Scotland, two cash machines and two cycle hire shops. You will find a large selection of hotels and restaurants in Ballater.

Braemar (12 miles via the Main Gate and 6 miles via the West Gate) - a small selection of shops including a butcher, a chemist, newsagents, grocers and gift shops.

Aberdeen (54 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.

Services and Cleaning

The property is connected to mains electricity and there is partial central heating with night storage heaters for space heating. There is a log burner in the lounge and an open fire in the dining room. Fuel for the open fires is provided by the Estate.

A payphone has been installed and the number is 013397 42209. If you require internet access during your stay you should visit the Crathie Visitor Information Centre or the Queen's Buildings Coffee Shop.

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.

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.

Private Water Supply

The cottage is served by a private water supply. The quality of the water varies and is dependent upon weather conditions. Therefore we would recommend that you boil the water before drinking or purchase bottled water. For your convenience an initial supply of bottled water will be available in the property.

Driving on the Estate

Most of the roads on the Estate are not strongly built and require a lot of very expensive maintenance. They are very easily damaged, especially during wet weather or when frost is coming out of the ground in the winter or spring. Please only use the Estate roads to get to and from your holiday cottage. All the non-metalled vehicle tracks are for use solely by Estate Staff as they go about their work.

Estate tracks should not be used by private cars or 4 x 4 vehicles except for direct access to cottages or in an emergency. The Scarnoch Road across Abergeldie is especially vulnerable to damage and should not be used as a route between Easter Balmoral and Allnaguibhsaich, the Spittal of Muick or Loch Muick.