



## **Alltnaguibhsaich Lodge**

**Loch Muick, Ballater, Aberdeenshire, AB35 5SU**

**Telephone 013397 55756**

Alltnaguibhsaich Lodge lies at the head of Glen Muick. The property faces south with magnificent views over Loch Muick. Access is by the public road from Ballater to the Spittal of Muick and thereafter by the private Estate road across the Flats of Muick.

Alltnaguibhsaich Lodge is a stone built house of great character, and can sleep up to twelve people in comfort. The spacious accommodation comprises of:-

- Sitting room with open fire
- Drawing room with open fire
- Dining room
- Two twin bedrooms
- Two double bedrooms
- Four single bedrooms
- Three bathrooms
- Shower room
- Kitchen (electric cooker, microwave, fridge freezer and dishwasher)
- Utility room (washing machine, freezer and central heating boiler)

Please note that due to the remote location of this property there is no television reception and mobile reception is limited.

The property is fully equipped and furnished, with adequate duvets, pillows, linen and towels provided for twelve people. If required we can supply a travel cot with linen and high chair.

### **Bookings**

Bookings at Alltnaguibhsaich Lodge run on a Friday to Friday basis and the property is available from April until mid November, 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 Alltnaguibhsaich Lodge is twelve guests.

## **Location**

Balmoral Estates can be found on OS Sheet 44, Ballater 1:50,000 and Alltnaguibhsaich Lodge lies at the head of Glen Muick, grid reference 298 858.

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Approximate distances from the main villages and towns:

Ballater (9 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 (25 miles) - a small selection of shops including a butcher, a chemist, newsagents, grocers and gift 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.

## **Services and Cleaning**

The property is connected to mains electricity and there is partial central heating with night storage heaters for space heating. There are open fires in the sitting room and the drawing room. Fuel for the open fires is provided by the Estate.

A payphone has been installed and the number is 013397 55756. 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 Alltnaguibhsaich, the Spittal of Muick or Loch Muick.