



# Balmoral

## Alltnaguibhsaich Lodge

**Loch Muick, Balmoral Estates, 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 the mobile reception is limited. There is a flat screen television and a DVD, should you wish to bring some films to watch. A phone, with honesty box, is available.

### **Bookings**

Bookings at Alltnaguibhsaich Lodge run on a Friday to Friday basis and the cottage is available throughout the year, with the exception of some weeks during The Royal Visit.

Tenants are requested to arrive between 4.00 p.m. and 4.30 p.m. on the day of arrival. The cottage will be left open ready for your arrival and the keys will be on the table in the hallway, next to the telephone. Please bring with you a form of photographic identification together with your booking details to present, should it be requested. The property must be vacated by 9.30 a.m. on the day of departure to allow the housekeeping staff sufficient time to prepare the property for the next tenants in the afternoon.

### **Maximum Occupancy**

The property is fully equipped and furnished, with adequate duvets, pillows, linen and towels provided. The maximum occupancy for Alltnaguibhsaich Lodge is twelve guests. We can also supply a travel cot and high chair on request however you need to bring your own baby linen. If you require additional linen, travel cot or high chair please let us know when making the balance payment.

### **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.

## 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:

Crathie (17 miles) – Visitor Information Centre / Post Office and the Highland Bakehouse café / bakery shop.

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 has partial central heating with night storage heaters for space heating. There are log burners in the sitting room and dining room and an open fire in the drawing room. Fuel for the fires are provided by the Estate. A phone, with honesty box, is available. If you require internet access during your stay you can visit the Pipers Hall.

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.

