



Rhebreck Lodge

Balmoral Estates, Ballater, Aberdeenshire, AB35 5TB

Telephone 013397 42330

Rhebreck Lodge is set in a quiet location at Easter Balmoral and enjoys wonderful views across the valley towards Crathie Church and also over the golf course. Access is by the public road to Balmoral and thereafter by the private Estate road.

The property is currently being renovated and will be available from May onwards. The accommodation will comprise:

- Lounge with log burner
- Dining Room
- Dining Kitchen
- Utility Room
- Double bedroom
- Double bedroom with day bed
- Twin bedroom
- Two bathrooms

There is a television with free view satellite channels and a DVD player in the lounge. A payphone and Wi Fi access are available in the property.

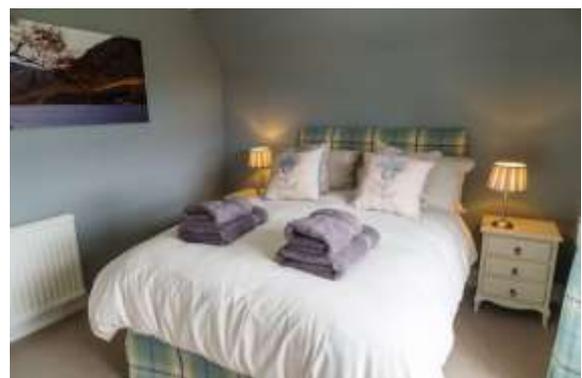
The property is fully equipped and furnished, with adequate duvets, pillows, linen and towels provided.

If required an additional person can be accommodated using the day bed located in the large double bedroom and we can supply a travel cot with linen and high chair if required.

Bookings

Bookings at Rhebreck run on a Sunday to Sunday basis and 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 Rhebreck Lodge is seven guests – this involves one person sleeping on the day bed located in the larger double bedroom.

Location

Balmoral Estates can be found on OS Sheet 44, Ballater 1:50,000.

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 (9 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 oil central heating and an open fire in the lounge. Fuel for the open fire is provided by the Estate.

The telephone number has yet to be confirmed.

There is Wi-Fi reception in the lodge. If you require internet access during your stay you can also 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.