



## **Colt Cottages**

**Balmoral Estates, Ballater, Aberdeenshire, AB35 5TB**

Colt Cottages are located in the grounds of Balmoral, just a short walk from the Estates Office and the Riverside Walk.

These semi detached cottages can be occupied separately or if required they can be used together to accommodate a large group or family.

Each cottage consists of:-

- Lounge with dining area and a double sofa bed
- Kitchen with microwave, fridge freezer and cooker
- Double bedroom (located off the lounge)
- Single bedroom
- Bathroom with shower over the bath

Both cottages are equipped with a widescreen television with free view satellite channels and a DVD, should you wish to bring some films to watch. Wi Fi access is available in the property.

The property is fully equipped and furnished, with adequate duvets, pillows, linen and towels provided for three people. Please note that the double bedroom is accessed through the lounge. If required an additional two people can be accommodated using the sofa bed in the lounge. We can also supply a travel cot with linen and high chair on request.

## **Bookings**

Bookings at Colt Cottages run on a Monday to Monday basis and the cottages are 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 Colt Cottage is five 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.

Colt Cottages are situated just a short walk from the Estates Office and the Riverside Walk.

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 cottages are double glazed and connected to mains electricity with night storage heaters for space heating.

Please note that there is no telephone at Colt Cottages.

There is Wi-Fi reception in the cottage. 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 and the water supplied through the kitchen tap is filtered through a UV light. However the water in the bathroom is not filtered and is not suitable for drinking. If you have elderly or young guests we would recommend that you boil the water before drinking or purchase bottled water.

## **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 Alltnguibhsaich, the Spittal of Muick or Loch Muick.