



Balmoral

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 (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

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. A phone, with honesty box, is available.

Bookings

Bookings at Connachat Cottage run on a Sunday to Sunday basis and the cottages 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 Connachat Cottage is eight guests – this involves two people sleeping on the sofa bed in the lounge. We can also supply a travel cot and high chair on request however you need to bring your own baby linen. If you require the sofa bed, 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 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:

Crathie (3 miles) – Visitor Information Centre / Post Office and the Highland Bakehouse café / bakery shop.

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 has 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 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.

