



Garbh Allt Shiel

Balmoral Estates, Ballater, Aberdeenshire, AB35 5TU

Telephone 013397 41251

The Garbh Allt Shiel is about five miles West of the Castle in the Ballochbuie Forest about 200 metres south of the River Dee. Access is by the public road to Balmoral and thereafter by the private Estate road.

The Garbh Allt Shiel is a single storey, semi detached granite built house which can sleep up to seven people in comfort and consists of:-

- Lounge with open fire
- Kitchen (electric cooker, microwave, fridge freezer and dishwasher)
- Dining area is on open plan with the kitchen
- Utility (freezer and washing machine)
- Double bedroom with en suite shower room
- Double bedroom with bathroom next door
- Twin bedroom with bathroom next door
- Single bedroom

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, and Wi Fi access are available in the property.

Bookings

Bookings at Garbh Allt Shiel run on a Sunday to Sunday basis and the property is available late March to mid November, 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 Garbh Allt Shiel is eight guests – this involves one person sleeping on the trundle bed in the twin bedroom. 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 trundle 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

The Garbh Allt Shiel is about five miles West of the Castle in the Ballochbuie Forest about 200 yards south of the River Dee. For most of the year the open ground in front of the property is inhabited by large number of deer.

Approximate distances from the main villages and towns:

Crathie (5 miles) – Visitor Information Centre / Post Office and the Highland Bakehouse café / bakery shop.

Ballater (15 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 (15 miles via the Main Gate and 3 miles via the West Gate) - a small selection of shops including a butcher, a chemist, newsagents, grocers and gift shops.

Aberdeen (56 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 an open fire in the lounge and fuel for the fire is provided by the Estate. A phone, with honesty box, and Wi Fi access are available in the property.

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.

