



1 Knocks Cottages

Birkhall, Ballater, Aberdeenshire, AB35 5SQ

1 Knocks Cottages is located on the South Deeside Road in close proximity to Ballater. The 19th century cottage was originally owned by Balmoral Estates and has been refurbished and extended to provide a property combining a traditional exterior with stylish, open plan modern facilities. It is set in a quiet location on the South Deeside road with a large garden (part enclosed) and surrounded by Balmoral Estate woodland. Access is by the public road from Ballater with ample private parking.

Knocks Cottage is a well appointed property, which can sleep six people in comfort and consists of:-

Lounge with double sided log burner shared with the dining room

Dining room

Super king bedroom (or twin beds), king size bedroom, both with en suite shower rooms

Double bedroom with en suite bathroom with shower over the bath

Kitchen with breakfast bar (electric double oven, separate hob, microwave, fridge freezer, dishwasher and Nespresso machine)

Utility room with double sink, washing machine and tumble dryer

WC off the back hallway

Enclosed private garden to the front of the property with a large lockable shed with secure storage for bicycles, golf clubs, fishing gear etc. Private parking for several vehicles.

There is a smart television in the lounge and also in each of the bedrooms. Wi Fi access is available in the property.

Bookings

Bookings at Knocks Cottage run on a Saturday to Saturday basis and the cottage is available throughout the whole year.

Tenants are requested to arrive after 4.00 p.m. on the day of arrival. The cottage keys will be left in the key box ready for your arrival. There are keys to the front door, back door and the shed. 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 Knocks Cottage is seven guests – this requires one person to sleep on the futon in the super king bedroom. We can also supply a travel cot, stairgate and high chair on request along with baby linen. If you require the futon, additional linen, stairgate, 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 Knocks Cottage is located near Ballater on the South Deeside Road.

The cottage is set in a peaceful setting with extensive gardens equipped with a picnic table with bench seating for at least six, BBQ, chiminea and garden chairs provided.

Approximate distances from the main villages and towns:

Crathie (10 miles) – Visitor Information Centre / Post Office and the Highland Bakehouse café / bakery shop.

Ballater (1 mile) - 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 (19 miles) - a small selection of shops including a butcher, a chemist, newsagents, grocers and gift shops.

Aberdeen (42 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 full oil fired central heating. There is a double sided log burner in the lounge / dining room and fuel for the fire is provided by the Estate. Wi Fi access is 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 property including cooker, fridge freezer, crockery and all the utensils are left in a clean and tidy condition.

