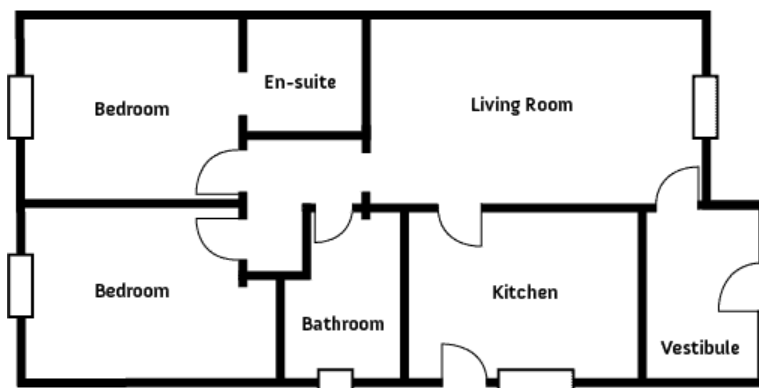


## **Silver Birch Cottage – your perfect self catering cottage for a fantastic holiday in the Cairngorms National Park.**

Silver Birch Cottage is a cosy, modern semi-detached self catering cottage tucked away in a quiet no-through road close to the centre of Aviemore. The cottage backs on to woods, with the Strathspey Steam Railway line just beyond. There are 2 bedrooms and 2 bathrooms, sleeping up to 4. There is a bedroom with twin beds and a double bedroom with an ensuite shower room. The cottage is beautifully presented, with all the modern comforts you need for an easy self catering holiday in Aviemore. There is a large lounge / dining room with wood burning stove, a modern well-equipped kitchen, with breakfast bar and two good-sized bedrooms. It has an attractive, secluded garden to the rear looking out to woodland and close to the Steam Railway. There is a BBQ, picnic table and chairs. There is also a secure shed for outdoor equipment storage.

The accommodation is all ground floor level, heated by electric storage heaters and comprises:

- Lounge / diner: with Smart TV, DVD player and dining furniture for six
- Kitchen: with electric oven and hob, microwave, fridge/freezer, dishwasher and washing machine/dryer, access out to fully enclosed garden
- Bedroom 1: with double bed, TV/DVD player, digital radio and en-suite shower room, WC, wash basin and heated towel rail.
- Bedroom 2: with two single beds, TV/DVD player and digital radio.
- Bathroom: with shower over bath, WC, wash basin and heated towel rail.
- Fully enclosed garden mainly laid to lawn with BBQ, picnic table and chairs. Shed for outdoor equipment storage. Off road parking for two cars.
- All electricity included.
- Starter supply of logs and kindling
- Bed linen and towels supplied.
- Cot and high-chair available
- Free Wifi.
- Selection of DVDs, games & books



















## **Here's the basics you'll find to get you started:**

- Towels
- Linen
- Handwash
- Loo rolls
- Kitchen roll
- Cling film
- Kitchen foil
- Washing up liquid
- Laundry powder
- Dishwasher tablets
- Cloths
- Tea Towels
- Tea
- Coffee
- Sugar
- Fresh milk
- Shortbread
- Salt & Pepper
- Olive Oil

- **In each room there is:**

- Chest of drawers
- Bedside tables
- Extra blankets
- Hairdryer
- Mirror
- Radio/Alarm/Ipod dock



#### T&C

- **The letting period:** The letting period runs from 4.00pm on the day of arrival to 10.00am on the day of departure. This is to allow time for our cleaners to prepare for the next guests. Entry to the house will be with a key which is retained in a security box on the site. This will be accessible via a security code which will be sent to you prior to arrival.

- **Reservations and payment of rentals:** **A non refundable booking deposit of 25% of the total rental due is payable immediately to secure the booking with the balance to be paid no later than 8 weeks prior to arrival.** Bookings made within 8 weeks of holiday date will be paid in full at the time of booking.

- **Cancellation** - In the event of cancellation the deposit is non-refundable. If you cancel 8 weeks or less before arrival or fail to check in, or leave before your due departure date, we reserve the right to retain the full balance paid for the whole of your booking. All cancellations must be notified in writing before the cancellation charges are confirmed. We strongly recommend that you take out travel insurance which provides for cancellation cover. J & A KELT CANNOT BE HELD RESPONSIBLE FOR ANY CANCELLATION CAUSED BY ADVERSE WEATHER CONDITIONS OR THE BREAKDOWN OR CANCELLATION OF ANY FORM OF TRANSPORT

**Security Deposit:** The accommodation rented should be kept clean and in good condition and any breakages reported immediately. If excessive cleaning or replacement of breakages or repairs for any damage is required, at the discretion of J & A Kelt, then these additional costs will be levied against the hirer. All bookings will attract a security deposit of £100 against which any repair of damage or excessive cleaning costs or replacement of breakages, can be offset. This must be paid

when the final payment for the rental is made. The security deposit (or any remaining balance) will be returned to the hirer as soon as possible by J & A Kelt – usually within seven days. If paying by credit or debit card, we will pre-authorise your card for £100. No monies will be taken from your card unless there are extras to be paid for or a breach of any conditions. In the event that the cost of putting right the property owing to damage or negligence by the hirer exceeds the security deposit, then J & A Kelt will pursue the hirer for any outstanding amounts.

- **Holiday Insurance:** We will not be held responsible for the loss or damage to the personal property of guest occupying the accommodation. Personal property, vehicles, their accessories and contents are left at your own risk. We will not be responsible for any injury or death. All guests are recommended to ensure they have adequate property and personal accident insurance for their holiday.
- **Noise:** When using stereo equipment or similar appliances please consider neighbours.
- **Smoking:** All our properties are entirely non smoking and guests are requested to refrain from smoking anywhere inside the houses.
- **Pets:** We do not accept pets in any of our properties.
- **Candles:** due to the high fire risk, candles are not allowed in the properties.
- **Cancellation by us:** If, for any reason, the accommodation is not available to you on the dates booked due to events beyond our reasonable control, J & A Kelt will take reasonable steps to find alternative accommodation. Should no other accommodation be available at the time we will offer you alternative dates or a full refund, whichever the guest prefers but you will have no other claim or remedy against us.
- **Adverse Weather:** No liability can be accepted should adverse weather conditions delay your travel plans.

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