

## **LOCH INSH CHALET AND APARTMENT DESCRIPTIONS**

### **TAMDHU 4-BERTH DETACHED LOG CHALET**

This log chalet is situated on a small hill overlooking Loch Insh, which can be seen through a grove of mature trees. It is approximately 100 yards from the Restaurant and Beach. Made of Douglas Fir logs and partially lined with the same timber; the living room and bedrooms have a high timber ceiling with predominantly glass wall facing the Loch. The bedrooms have high velux windows in the roof. Sleeping accommodation is one double bedroom and one twin room. The shower and toilet room plus the entry porch have under floor heating. The spacious kitchen has full electric hob, oven, microwave, fridge/freezer, dishwasher and ample cupboard space. The chalet is fully carpeted except for the tiled shower room, kitchen and entry porch, and has a colour TV, video and DVD player. A door from the living room leads onto a small patio with a picnic and BBQ set. Parking is outside the door. Metered electric heating.

### **GLENTROMIE 4-BERTH DETACHED LOG CHALET**

Glentromie is 100m from the beach. This chalet has views of Loch Insh and the mountains. Made of Douglas Fir logs and partially lined with the same timber; the living room and bedrooms have a high timber ceiling. The bedrooms have high velux windows. Sleeping accommodation is one king size bedroom and one twin room. The shower and toilet room plus the entry porch have under floor heating. The spacious kitchen has full electric hob, oven, microwave, fridge/freezer, dishwasher and ample cupboard space. The chalet is fully carpeted except for the tiled shower room, kitchen and entry porch, and has a colour TV, video and DVD player. A door from the living room leads onto a small paved and grass area with picnic table and BBQ set. Parking is alongside. Metered electric heating. Scottish Tourist Board 3-star.

### **GLENFARCLAS/CRAGGANMORE/DALWHINNIE/CARDHU SEMI-DETACHED 5-BERTH LOG CHALETs**

These superb log buildings have open-plan kitchen/dining/living area with high open timber ceilings. They all have a wonderful holiday feel and are made entirely of Douglas Fir logs. Cragganmore and Cardhu have large picture windows and overlook Loch Insh. Glenfarclas has a log burning stove (logs are an extra charge). Each chalet comprises bedroom with double bed, bedroom with twin beds and an extra bed on a balcony sleeping loft (great for children over 8 years but not for Granny!). All the chalets are well furnished and have fitted carpets, colour TV, video and DVD player; modern open-plan kitchen with electric cooker, microwave, fridge, dishwasher and ample cupboard space. Shower room with shower/WC/basin. Small porch and veranda. Metered electric heating. Parking space 20m. 100m to beach.

### **TAMNAVULIN 6-BERTH DETACHED LOG CHALET**

This detached log chalet has Douglas Fir Pine throughout the building and high open timber ceiling in the living area. The living/dining/kitchen areas are open plan with a high standard of furnishings, fitted carpets, colour TV, video and DVD player. The large picture window in the living area overlooks scenic Loch Insh. The sleeping areas comprise bedroom with double bed, bedroom with twin beds and bedroom with bunk bed. Fully equipped modern kitchen with electric hob, oven, microwave, fridge, dishwasher and ample cupboard space. Shower room with shower/WC/basin. Small porch and veranda. Metered electric heating. Parking space next to chalet. 100m to beach.

### **MACALLAN 6-BERTH SEMI-DETACHED LOG CHALET**

This chalet is situated overlooking scenic Loch Insh, just 100m from the Restaurant and Beach. The living/dining/kitchen areas with high timber ceiling are open plan with an excellent standard of furnishings, fitted carpets, colour TV and video. In the comfortable living room there is a half-glass door with windows either side and above from which you can step out to a small balcony giving you a superb view of Loch Insh. The sleeping areas comprise bedroom with double bed, bedroom with twin beds and open balcony bedroom with 2 single beds (reached by fixed ladder); fully equipped modern kitchen with electric hob, oven, microwave, dishwasher, fridge/freezer and ample cupboard space. Shower room with shower/WC/basin. Small porch. The shower room and entry porch have under floor heating. Metered electric heating. Parking space next to the chalet.

### **TORMORE 7-BERTH DETACHED LOG CHALET**

This chalet has a spectacular setting on the edge of Loch Insh itself and has probably the best situation in the whole of the Spey Valley. This chalet has the same superb style of solid Douglas Fir Logs, high open-timber ceiling and open plan living/dining/kitchen areas. The sleeping accommodation comprises bedroom with double bed, bedroom with twin beds, bedroom with bunk bed and open balcony loft bedroom (ideal for children over 8yrs). Fully equipped modern kitchen with dishwasher, hob, oven, microwave, fridge, small freezer and ample cupboard space. Extremely well furnished with fitted carpets, colour TV video and DVD player. Shower room with Shower/WC/basin. Small porch and veranda. Metered electric heating. Parking alongside chalet. This chalet is specially adapted for wheelchair users and has ramp access to the jetty for fishing and boating. This chalet has been awarded Scottish Tourist Board "Access for Residents with Mobility Difficulties". Disabled Category 3. Scottish Tourist Board 2 Star Award.

### **DRUMGUISH 8-BERTH DETACHED LOG CHALET**

This chalet has been designed to be fully accessible by wheelchair users, including the kitchen with lower worktop and under-counter space. Situated 50m from the beach with superb views of the loch and 75m from the restaurant. Solid Douglas Fir logs, high open timber ceiling and open plan living/dining/kitchen areas. The sleeping accommodation comprises a double bedroom, a twin bedroom, a double bunk room and sofa bed for 2 in the living room. The double bed is 6'3" x 5' the singles 6'3" x 3' and the bunks 6'3" x 2'6". Fully equipped kitchen with hob, oven, microwave, fridge and ample cupboard space. Extremely well furnished with fitted carpets and colour TV, video and DVD player. A door from the living room leads onto a small patio overlooking the loch. There are two shower and toilet rooms and a small drying room and a tiled entry porch. Metered electric heating. Car parking is outside the chalet. This chalet has been awarded Scottish Tourist Board "Unassisted Wheelchair Access for Residents" Disabled Category 1. Scottish Tourist Board 3 Star Award.

### **KNOCKANDO 8-BERTH DETACHED LOG CHALET**

This chalet is designed to be fully accessible by wheelchair users but does not have a lower kitchen worktop. Situated 75m from the beach with superb views of the loch and 100m from the restaurant. Solid Douglas Fir logs, superb high open timber ceiling and open plan living/dining/kitchen areas. The sleeping accommodation comprises of a double room (bed 6' 3" x 5'), a twin bedroom (beds 6' 3" x 3') a bunkroom (beds 6'3" x 2'6") and a balcony sleeping platform (ideal for children over 8yrs) with 2 twin beds (6'3" x 2'6"). Fully equipped kitchen with hob, oven, microwave, f ridge, dishwasher and ample cupboard space. Extremely well furnished with fitted carpets, colour TV, video and DVD player. A door from the living room leads onto a small patio overlooking the loch. There are two shower and toilet rooms (with underfloor heating) a small drying room and a tiled entry porch. Metered electric heating. Parking is next to the chalet. This chalet has been awarded Scottish Tourist Board "Assisted Wheelchair Access for Residents" Disabled Category 2.

### **GLENLIVET CHALET IS OUR NEWEST CHALET - 4 BERTH DETACHED WITH HOT TUB AND LOG STOVE**

Approx 100 metres from restaurant and beach and overlooking the Loch. Made of Douglas Fir logs and is partially lined with the same timber. Living room and bedrooms have high timber ceilings with a predominantly glass wall facing the Loch. Bedrooms have high velux windows in the roof. Sleeping accommodation is one king size bedroom and one twin room. The bathroom is also en-suite to the master bedroom. The shower and entry hall have under-floor heating. TV video and Sky+ box. Outside there is a picnic table, patio & BBQ set and hot tub. Parking is outside the chalet. Electric heating (metered)

### **PENTHOUSE APARTMENT**

This spacious accommodation is just 150m from the beach and restaurant. The apartment is on two levels with the upstairs being an open plan living room, kitchen and dining area including log burning stove, colour TV, video and DVD player. Partially high, open wooden ceilings are a lovely feature in the living room and especially the main bedroom. Windows run along one wall of the living area out towards the forest and a quiet road. In the modern kitchen you will find everything you need – oven, hob, microwave, fridge/freezer, dishwasher and cupboard space. The very spacious main bedroom (upper level) offers a double bed, bunk bed and en-suite facilities. The second bedroom on the lower level includes 1 single bed and en-suite. Fully carpeted throughout and with central heating this apartment has been built mainly using logs on the upper level. No electricity charge. A charge is made for logs. Car parking 10m. There is a sofa-bed in the living room giving the option of sleeping a sixth person.

## **LOCH VIEW APARTMENT**

This excellent accommodation is just 150m from the beach and restaurant with views of the Loch through birch and beech trees from the living room and covered balcony. Offering an open plan living room, kitchen and dining area with colour TV, video and DVD player, the lounge has a predominantly glass wall facing the Loch with door opening out onto a covered balcony with steps down to the ground level (entrance to the apartment). There is a log burning stove in the living room giving a very cosy atmosphere. Much of the accommodation is built from logs which feature a high wooden ceiling in the lounge. The modern kitchen includes oven, hob, microwave, fridge/freezer, dishwasher and ample cupboard space. The main bedroom has a double bed and bunk bed with en-suite facilities. The second bedroom has one single bed with en-suite. Fully carpeted throughout with central heating. No electricity charge. A charge is made for logs. Car parking 10m.

### **Loch Insh Chalets Conditions of let**

### **The chalets are for let to family groups only**

#### **BOOKINGS AND PAYMENT OF RENT**

Enquiries should be made on: a form available from our office (Loch Insh Watersports Centre, Kincaig, Kingussie, PH21 1NU) or by Telephone (01540 651 272) or by Fax (01540 651 208) or by e-mailing us ([office@lochinch.com](mailto:office@lochinch.com)) with your requirements. This should be accompanied by appropriate deposit in the form of a cheque or credit card number only once the property in question has been agreed is available. All enquiries will be held for three days only and must be confirmed with this deposit payment. The balance of payment is due 6 weeks prior to your arrival, including the £100 security deposit.

#### **CANCELLATION OF BOOKING**

You are liable for the full payment of the chalet, unless cancelled in writing more than 28 days before the let was due to start. If this happens the deposit will be retained although the balance due will be waived. If the full payment is not received by us before the due date, we reserve the right to cancel the booking with no refund of deposit. We recommend you take out holiday insurance to cover any other cancellation possibility.

#### **PERIOD OF LET**

We try to be flexible so we can offer a two day weekend let (Friday night -Sunday morning) or a 5 night midweek let (Sunday night-Friday morning) or a 7 night from either Friday night or Sunday night. Please note that the arrival is ANYTIME AFTER 4PM ON THE DAY OF ARRIVAL AND ANYTIME BEFORE 10AM ON DAY OF DEPARTURE A deduction of £15 per hour will be made for late departures.

#### **INSURANCE**

The establishment insure the properties for fire, etc. and will under no circumstances be held liable for any loss or damage to guest's property. Guests are advised to have holiday insurance covering loss of baggage and personal effects if they are not already covered by their own house contents insurance.

#### **LANDLORDS LIABILITY**

Should a chalet become unavailable through any cause (such as fire etc) the Landlord's liability will be limited to the amount of any rent paid.

#### **NUMBER OF OCCUPANTS PER CHALET**

The number in the party must be notified at the time of booking. The number of people each chalet can accommodate is stated and this number must not be exceeded; a charge will be made if this occurs.

#### **INVENTORY**

An inventory of the furnishings and equipment will be found in each chalet. Guests should, in their own interests, check this on arrival and report any deficiencies immediately otherwise they may be held liable for any loss or damage during the period of occupation. Fair wear and tear is accepted.

#### **LINEN**

All chalets are fully equipped with sheets, duvet covers, pillow cases, towels and tea towels.

## **SECURITY DEPOSIT**

The hirer will be responsible for all damage caused and for cleaning self catering accommodation (Summer or winter including ski clothing). A security deposit of £150 is payable by the hirer. If no loss or damage to the business or property by physical damage or disturbance to other guests and the accommodation has been left clean the security deposit will be returned to you one week after departure, less electricity costs. Electricity charges will be based on 15p per unit. A late departure payment of £15 per hour will be deducted from your security deposit for departure after 10am on leaving day.

## **CONDUCT OF TENANCY**

Guests should not do or have to suffer anything which causes annoyance, inconvenience or disturbance to the Landlord or any neighbouring owner or occupier or domestic animal or wild animal.

## **PETS**

Family pets are welcome and a charge of £25.00 per pet will apply for the duration of your stay (you will be required to notify the office in advance). If there is any animal mess inside the chalet after your stay we will make an additional charge for cleaning this will be taken from the security deposit. This is currently £10 per hour. Please note that there are walking restrictions in place and pets cannot be exercised anywhere along the beach area or shore. There are plenty of forested tracks towards the back of the centre, which may be used. **Pets must not be left unattended in the Chalet at any time.**

## **WINTER**

You are responsible for maintaining adequate heating in your chalet to protect from frost. This is particularly important at night or if you intend to be away for long periods. This includes the hot tub if your chalet has one. This must not be switched off at any time.

## **SUMMER/WINTER ACTIVITY COURSES**

Please ensure you PREBOOK any summer or winter activity courses to avoid the disappointment of courses being full on your arrival or cancelled due to lack of numbers. Please get in touch with us and we can advise on what's on for your stay. [office@lochinch.com](mailto:office@lochinch.com)