



The beautiful ironwork on the porch reflects the attention to detail found throughout this immensely comfortable family home. Upstairs, reached via a bright L-shaped landing, two of the four bedrooms include en-suite facilities and built-in wardrobes. Rooms ground floor Lounge (3.383 x 4.942 m) Breakfast Dining (5.035 x 2.227 m) min Kitchen (2.964 x 4.208 m) WC (2.005 x 1.884 m) max first floor Master Bedroom (3.564 x 4.466 m) max En Suite 1 (1.872 x 2.283 m) Bedroom 2 (3.377 x 3.081 m) min En Suite 2 (1.713 x 1.535 m) Bedroom 3 (2.548 x 3.160 m) Bedroom 4 (2.470 x 3.000 m) Bathroom (1.980 x 2.146 m) max/min About Peebles Gait Living in Peebles Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know that the community you're moving to will support you and your family, as well as be a pleasant place to live. So here's some useful information about the area around Peebles Gait. Local Roots Peebles was established as a local burgh by King David I in 1152, and its traditions live on today most obviously in the town's annual Beltane Festival, a week-long celebration which features processions, entertainments and the Riding of the March to establish the town's boundaries. The festival is enjoyed by locals and visitors who come especially for the event. Transport Peebles is half an hour's drive from Edinburgh and one hour from Glasgow. There are First Bus services to Edinburgh, a journey of around an hour, and to Penicuik, Innerleithen and Galashiels. Education and Health Kingsland Primary School, around a mile and half from Peebles Gait, is a non-denominational school covering nursery age to P7. It occupies a light, spacious new building with wonderful views across the River Tweed. Halyrude RC Primary School and the town's secondary school, Peebles High, is also within a short walk. Two large medical practices operate from the Hay Lodge Medical Centre, around a mile away, and the nearest of the town's four dental surgeries is even closer, in Crossland Crescent. Leisure and Recreation The town features a 25-metre swimming pool with panoramic views of its beautiful parkland setting beside the Tweed, and the Leisure Centre at Gytess includes a gym, sports hall, dance studio and an AstroTurf pitch. The area is renowned for its fine fishing and walking, with the Tweed Valley Forest Park amongst the many celebrated outdoor attractions. In addition, there are several fine restaurants and traditional pubs to enjoy. Shopping Peebles was recently voted best town in Scotland for its range of independent shops. Its High Street includes newsagents, butchers, bakers, a post office, pharmacists, clothing outlets, ironmongers, off-licences, banks, building societies and hot food takeaways, some of which are housed in fascinating, picturesque buildings. The development is well placed for supermarket shopping with both Tesco's and Sainsbury's in the town. Arts and Entertainment Peebles Arts Festival, held at the end of August, has events for children and adults including cinema, theatre, music, visual arts, literature, crafts, workshops and walking tours. The Eastgate Theatre, one of the main Festival venues, also presents live shows throughout the

year. Peebles has a popular museum, gallery and library housed in the historic Chambers Institution within the town centre. Useful Contacts Peebles Swimming Pool Port MacGyver Leisure Centre Tel: 01896 731111 Peebles Football Club 14 Bank Street, Peebles Ph: 01896 731111 High Street Primary School Tel: 01896 731111 Path Headway LeisureRC Public School Road Peebles Tel: 01896 731111 Springwood Road Neidpath Medical Practice Tel: 01896 731111 The Health Services Ltd Path Headway Leisure Health Centre Newmarket Road John Hall Environmental Society Tel: 01896 731111 Crossland Design Opening Times Thursday 10am - 5pm Direction from Edinburgh via the North Expressway to Stanburton roundabout take the bypass route take the A701 slip road to Auchendinny (B7026), continue past Dalmore Mill, then continue through Loanstone, turn left at the Loanston Junction onto Peebles Road (A703). Approach Peebles, take the right turn signposted to Rosetta Caravan Park. Around a mile on, then enter Peebles Gaitis on the left hand side. From Glasgow via the West Gate take the M8 to Edinburgh and join the City Bypass South (A24). Carry on straight through the Dreich junction, then leave the Bypass at the next junction to join the A70 following signs for Penicuik and Biggar. Half a mile on, take the left hand fork to join the A703, signposted for Peebles and Penicuik. Two miles on, turn right at the lights to join the A701 through Penicuik and follow signs for Peebles. Almost 16 miles after Stranton junction, approaching Peebles, take the right turn signposted to Rosetta Caravan Park. Around a mile on the entrance to Peebles Gaitis on the left hand side. Sat Nav:

EH45 8H4 Disclaimer The house plans shown above, including the room specifications, may vary from development to development and are provided for general guidance.

Near Peebles, take the popular Rossett Gallery approach road, housed in a historic building situated within the town centre. Over the counter see our new...
 Mae Gytir - Peabes Centre View the new Peabes Centre at 14 Elmwood House, Phae Lawer, High Street, Peabes Primary School, Nipath Lane, ERRC Road,
 School Road, Peabes. The school is open from Monday to Friday, 9am to 3pm. Neidpath Medical Practice, 100 Heald Bank, Neidpath Medical Practice, Weed Hall, Health
 Centre, New Road, John Hammon's Dental Surgery, Crosslaw, Peabes Opening hours: Tuesday to Thursday 10:00am to 6:00pm. Direction: From Edinburgh via the
 North Exmouth Bypass, turn left onto the bypass, take the A701 over the Moor Road sliproad, take the A701 Peabes Moor Road, Bowkley, Rose
Roundabout take the second exit and continue on the A701. Take the slip road to Auchendinny (B7026), continue past Dalmoremill, then continue through Loanstown, turn
left at the Leaden Junction onto Peables Road (A703). Approach Peables, take the right turn signposted to Rosetta Caravan Park. Around a mile on, there are two
Peables Gaits on the left hand side. From Glasgow and the West take the M8 to Edinburgh and join the City Bypass South (A220). Carry on straight through the Droughm
Junction, then leave the Bypass at the next junction to join the A701 following signs for Penicuik and Biggar. Half a mile on, take the left hand fork to join the A703.
Signposts for Peables and Penicuik. Two miles on, turn right at the lights to join the A701 through Penicuik and follow signs for Peables. Almost 16 miles after Stratton
Junction, approaching Peables, take the right turn signposted to Rosetta Caravan Park. Around a mile on the entrance to Peables Gaits on the left hand side. Sat Nav:
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only. For more accurate and detailed plans for a specific plot, please check with your local Miller Homes sales adviser. Carpets and floor coverings are not included in our homes as.

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