



Dual french doorsopen on to a shelteredarea of garden bringingadditional flexibilityto this impressive homewhich features dualaspect windows inseveral rooms anda luxurious masterbedroom with largetwin wardrobesRoomsground floorLounge (3.078 x 6.627 m)Family Dining (2.829 x 3.768 m)max/maxKitchen Breakfast (3.227 x 4.386 m)WC (2.829 x 1.450 m)Utility (2.713 x 1.950 m)max/maxfirst floorMaster Bedroom (3.227 x 4.149 m)maxEn Suite (2.000 x 2.644 m)maxBedroom 2 (2.748 x 4.149 m)max/maxBedroom 3 (3.097 x 3.266 m)Bedroom 4 (3.097 x 3.266 m)maxBathroom (2.227 x 2.000 m)About Peebles GaitLiving in PeeblesQuality of life is about the details of everyday living.From the little things, like knowing the nearest placeto pick up a pint of milk, to more important matterslike finding the right school or having a health centre nearby, you need to know that the community you'removing to will support you and your family, as wellas be a pleasant place to live. So here's some usefulinformation about the area around Peebles Gait.Local RootsPeebles was establishedas a local burgh by KingDavid I in 1152, and its traditions live on todaymost obviously in the town's annual BeltaneFestival, a week-longcelebration whichfeatures processions, entertainments and theRiding of the Marchesto establish the town'sboundaries. The festivalis enjoyed by localsand visitors who comeespecially for the event.TransportPeebles is half an hour'sdrive from Edinburghand one hour fromGlasgow. There areFirst Bus services toEdinburgh, a journeyof around an hour, andto Penicuik, Innerleithenand Galashiels.Education and HealthKingsland PrimarySchool, arounda mile and half fromPeebles Gait, is a nondenominationalschoolcovering nursery age to P7. It occupies a light, spacious new buildingwith wonderful viewsacross the River Tweed.Halyrude RC PrimarySchool and the town'ssecondary school, Peebles High, is alsowithin a short walk. Twolarge medical practicesoperate from the HayLodge Medical Centre, around a mile away, and the nearest ofthe town's four dentalsurgeries is even closer, in Crossland Crescent.Leisure and RecreationThe town features a25-metre swimmingpool with panoramicviews of its beautifulparkland setting beside the Tweed, and theLeisure Centre at Gytesincludes a gym, sportshall, dance studio andan Astroturf pitch. Thearea is renowned for itsfine fishing and walking, with the Tweed ValleyForest Park amongstthe many celebratedoutdoor attractions.In addition, there areseveral fine restaurantsand traditional pubsto enjoy.ShoppingPeebles was recentlyvoted best town inScotland for its rangeof independent shops.Its High Street includesnewsagents, butchers, bakers, a post office, pharmacists, clothingoutlets, ironmongers, off-licences, banks, building societies andhot food takeaways, some of which arehoused in fascinating, picturesque buildings.The developmentis well placed forsupermarket shoppingwith both Tesco's andSainsbury's in the town.Arts and EntertainmentPeebles Arts Festival, held at the end ofAugust, has eventsfor children and adultsincluding cinema, theatre, music, visualarts, literature, crafts, workshops and walkingtours. The EastgateTheatre, one of themain Festival venues, also presents live showsthroughout 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
Mae Gytir, Leisure Centre, Victoria Road, Peebles, TD23 7JH. Tel: 01896 811114. Email: peebles@peebles.gov.uk.
School Rosetta Road, Peebles, TD23 7JH. Tel: 01896 811114. Email: peebles@peebles.gov.uk.
Centre North Street, Peebles, TD23 7JH. Tel: 01896 811114. Email: peebles@peebles.gov.uk.
North End, Peebles, TD23 7JH. Tel: 01896 811114. Email: peebles@peebles.gov.uk.
Roundabout take the second exit and continue on the A701. Take the slip road to Auchendinny (B7026), continue past Dalmore Mill, then continue through Loanstone, turn
left at the junction onto Peebles Road (A703). Approaching Peebles, take the right turn signposted to Rosetta Caravan Park. Around a mile on, the entrance to
Peebles Gait is on the left hand side. From Glasgow and the West take the M8 to Edinburgh and join the City Bypass South (A722). Carry on straight through the Dregburn
junction, then leave the Bypass at the next junction to join the A701 following signs for Penicuik and Biggar. Half a mile on, 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. Follow signs for Peebles. Almost 16 miles after Straiton
junction, approaching Peebles, take the right turn signposted to Rosetta Caravan Park. Around a mile on the entrance to Peebles Gait is on the left hand side. Sat Nav:
MH45 8HF. Disclaimer: The house plans shown above, including the room specifications, may vary from development to development and are provided for general guidance.

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