



On one side, the broad hallway opens out to a dramatic lounge where an elegant archway frames the dining room and offers views through to the garden. On the other, the bay-windowed study provides an inspiring workspace.

**Rooms**  
ground floor Lounge (3.570 x 5.408 m) Dining (3.530 x 2.908 m) Kitchen Breakfast (5.795 x 2.908 m) WC (1.195 x 1.906 m) Utility (1.841 x 1.906 m) Study (3.131 x 2.478 m)  
first floor Master Bedroom (5.238 x 3.400 m) max En Suite (1.614 x 2.447 m) Bedroom 2 (2.698 x 3.888 m) Bedroom 3 (3.393 x 3.526 m) max/max Bedroom 4 (3.247 x 3.208 m) max Bathroom (2.591 x 1.797 m) 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  
Maes Gytir 289607 Centre for the Arts Peebles Race Course 14 Bells Road, 1155 Phantassan, High Street, 289607 Primary School 100001 Path 100001 eRC 100001  
School Road 100001 Peebles Town School Springburn Road Neidpath Medical Practice 100001 The Health Centre 100001 Weid 100001 Home Health  
Centre North 100001 John Macdonald Mental Services 100001 Crossland 100001 Opening Hours Thursday 100001 10:00am - 10:00pm Direction from Edinburgh  
North Exit 100001 Edinburgh 100001 the bypass take the A42 to Major Road 100001 Sliproad 100001 Peebles 100001 Moor 100001 Howkley 100001  
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 Loanstone Junction onto Peebles Road (A703). Approach Peebles, take the right turn, signposted to Rosetta Caravan Park. Around a mile on, the entrance to  
Peebles Golf is on the left hand side. From Glasgow come the West Gate on the M8 to Edinboro and join the City Bypass South (A24). Carry on straight through the Dreichor  
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 Stratton  
junction, approaching Peebles, take the right turn signposted to Rosetta Caravan Park. Around a mile on the entrance to Peebles Golf is 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.

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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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