

## 4 bedroom detached new house for sale, Yeats Detached at Violet Bank, Peebles EH4

Location Scotland, Selkirkshire

https://www.freeadsz.co.uk/x-164632-z



With a separateutility room freeingthe impressive familykitchen area for creativecookery and convivialdining, and a spaciousgallery landing upstairs, the Yeats offers a light, airy ambience that willbe a continual sourceof pleasure. Roomsground floorLounge (3.616 x 4.948 m)minFamily Dining Kitchen (8.861 x 3.424 m)WC (1.912 x 1.964 m)Utility (1.614 x 1.964 m)first floorMaster Bedroom (3.616 x 4.148 m)En Suite (2.970 x 2.288 m)max/maxBedroom 2 (2.920 x 3.575 m)Bedroom 3 (3.421 x 3.339 m)min/minBedroom 4 (2.920 x 3.575 m)minBathroom (2.335 x 1.957 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 centrenearby, 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 established as a local burgh by KingDavid I in 1152, and itstraditions live on todaymost obviously in thetown'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. Transport Peebles is half an hour's drive from Edinburghand one hour from Glasgow. There are First Bus services to Edinburgh, a journey of around an hour, and to Penicuik, Innerleithenand Galashiels. Education and Health Kingsland Primary School, around a mile and half fromPeebles Gait, is a nondenominationalschoolcovering nursery ageto P7. It occupies a light, spacious new buildingwith wonderful viewsacross 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 HayLodge Medical Centre, around a mile away, and the nearest of the town's four dentalsurgeries is even closer, in Crossland Crescent. Leisure and Recreation The town features a25-metre swimmingpool with panoramicviews of its beautifulparkland setting besidethe Tweed, and the Leisure 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. Shopping Peebles was recently voted best town in Scotland for its range of 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 development well placed for supermarket shopping with both Tesco's and Sainsbury'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 popularmuseum, gallery and library



