



Dual french doors open on to a sheltered area of garden bringing additional flexibility to this impressive home which features dual aspect windows in several rooms and a luxurious master bedroom with large twin wardrobes. Rooms: ground floor Lounge (3.078 x 6.627 m) Family Dining (2.829 x 3.768 m) max/max Kitchen Breakfast (3.227 x 4.386 m) WC (2.829 x 1.450 m) Utility (2.713 x 1.950 m) max/max first floor Master Bedroom (3.227 x 4.149 m) max/En Suite (2.000 x 2.644 m) max/Bedroom 2 (2.748 x 4.149 m) max/max/Bedroom 3 (3.097 x 3.266 m) Bedroom 4 (3.097 x 3.266 m) max/Bathroom (2.227 x 2.000 m) 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 713441 Peebles Town Office 14 Elm Street Tel: 01896 713441 High Street Tel: 01896 713441 Primary School Tel: 01896 713441 RC Parish School Tel: 01896 713441 Peebles High School Springwood Road Neidpath Tel: 01896 713441 Practice Way Edge Heath Green Airdpath Tel: 01896 713441 Weed Haytel Health Centre Newburn Road John Watson Dental Surgery Crosslaid Farm Opening Hours Monday - Friday 9:00am - 5:00pm For directions to Edinburgh from the North East take the M1 at Edinburgh, follow the by-pass to take the A12 to the Star Road, take the slip road to the B7026 Peebles, take the Moorfoot to Bowkley Roundabout take the second exit and continue on the A701. Take the slip road to Auchendinny (B7026), continue past Dalmoremill, 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 (A72). Carry on straight through the Dreghor junction, then leave the By-pass 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 Gait is on the left hand side. Sat Nav: MH45 8H 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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