



Dual french doorsopen on to a shelteredaread 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 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 establishedas a local burgh by KingDavid I in 1152, and its traditions 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.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 besidethe 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
Maegytan Centre Leisure Centre Peebles Post Office 14 Elm Street, Peebles Phyllis Phelan High Street, Peebles Primary School, High Street, Peebles RC Pri
School Rosebank Peebles High School Springburn Road Neidpath Veterinary Practice 100 The Heath, Neidpath Road, Peebles Weid Haycock Health
Centre Neidpath Road John Brown Dental Services 13 Crosslands Road Opening hours: Thursday 9:00am - 4:00pm For directions visit Edinburgh
North Explorer or Edinburgh City Council the by road to take the A72 to Blair Road, take the sliproad to UG203 Peebles, then the Moor Road to Bowkley Moss

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 leadon 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 on the West take the M8 to Edinburgh and join the Citybypass South (A726). 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, a kettie is left hand fork to join the A703. Signposted for Peebles and Penicuik, two miles on, the right hand lights to join the A701 through Penicuik and allow signs for Peebles. Almost 16 miles after Straton 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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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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