



The beautiful ironwork on the porch reflects the attention to detail found throughout this immensely comfortable family home. Upstairs, reached via a bright L-shaped landing, two of the four bedrooms include en-suite facilities and built-in wardrobes. Rooms ground floor Lounge (3.383 x 4.942 m) Breakfast Dining (5.035 x 2.227 m) min Kitchen (2.964 x 4.208 m) WC (2.005 x 1.884 m) max first floor Master Bedroom (3.564 x 4.466 m) max En Suite 1 (1.872 x 2.283 m) Bedroom 2 (3.377 x 3.081 m) min En Suite 2 (1.713 x 1.535 m) Bedroom 3 (2.548 x 3.160 m) Bedroom 4 (2.470 x 3.000 m) Bathroom (1.980 x 2.146 m) max/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
Mae Gytir, 70-72 Centre View, 1989, Peebles, TS16 0CE Once 14 Bessie's, 101-103 Philip's Pharmacy, 122 High Street, 101-103 Primary School, 101-103 High Path, 101-103 eRC, 101-103
School Road, 101-103 Peebles High School, Springwood Road, Neidpath, 101-103 Practice, 101-103 Health Centre, 101-103 High Path, 101-103 The Tweed Hay, 101-103 Health
Centre, Newburn Road, John Jamn, 101-103 Dental Surgery, 101-103 Crosslaw, 101-103 Opening Hours Thursday 10am - 4:00pm, 101-103 Direction from Edinburgh
North Exit, 101-103 Edinburgh, 101-103 take the by-pass to take the A12, 101-103 Far Road, 101-103 slip road, 101-103 101-103 Peebles, 101-103 Moor, 101-103 101-103 Howkley
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 Peabrook Junction, junction point to Peebles Road (A703). Approaching Peebles, take the right turn signposted to Rosetta Caravan Park. Around a mile on, the entrance to
Peebles Gate is on the left hand side. From Glasgow you will see the West Gate on the M8 to Edinboro and join the City Bypass South (A20). Carry on straight through the Dreghor
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 Straiton
junction, approaching Peebles, take the right turn signposted to Rosetta Caravan Park. Around a mile on the entrance to Peebles Gate 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.

01721 266002