



With a separate utility room freeing the impressive family kitchen area for creative cookery and convivial dining, and a spacious gallery landing upstairs, the Yeats offers a light, airy ambience that will be a continual source of pleasure.

Rooms
ground floor Lounge (3.616 x 4.948 m)
min Family Dining Kitchen (8.861 x 3.424 m)
WC (1.912 x 1.964 m)
Utility (1.614 x 1.964 m)
first floor Master Bedroom (3.616 x 4.148 m)
En Suite (2.970 x 2.288 m)
max/max Bedroom 2 (2.920 x 3.575 m)
Bedroom 3 (3.421 x 3.339 m)
min/min Bedroom 4 (2.920 x 3.575 m)
min Bathroom (2.335 x 1.957 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 Marches 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 Gytes 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 Brae
Gytes Leisure Centre
Walkershaugh
Peebles Post

housed in the historic Chambers Institution within the town centre. Useful Contacts Peebles Swimming Pool Port Brae Gytes Leisure Centre Walkershaugh Peebles Post Office 14-15 George's Wynds Phone: 01896 711111 High Street and Primrose Road Leadpath Farm Pharmacy RCOG Peebles School Road Peebles Tel: 01896 711111 Spring Road New Park Medical Practice Hay Lodge Health Centre Leadpath Farm Tel: 01896 711111 Tweeddale Veterinary Health Centre New Bath Road Tel: 01896 711111 Tenmonzie Veterinary 1-3 The Square Prescentre Community Services Thursday - Friday 10am - 1pm Monday - Friday 10am - 12pm From Edinburgh and the North West via the Lothian Motor Junction of the A1 take the A101 and take the B702 Biggar Road follow the signs to the A703 at Dalkeith or Dalkeith Road at Gogarround Roundabout take the second exit onto the A101 continuing past the B701. Take the A101 road to Auchendinny (B7026), continue past Dalmore Mill, then continue through Loanstone, turn left at the Leadburn Junction onto Peebles Road (A703). Approaching Peebles take the right turn signposted to Rosetta Caravan Park. Around a mile on the entrance to Peebles Gairns on the left hand side. From Glasgow and the West take the M8 to Edinburgh and join the City Bypass South (A720). Carry on straight through the Droughorn junction where you leave the bypass at the next junction to join the A702 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 Straton junction, approaching Peebles, take the left turn signposted to Rosetta Caravan Park. Around a mile on, the entrance to Peebles Gairns on the left hand side. Sat Nav: EH45 8HF Disclaimer: The house plans shown above, including the room specifications, may vary from development to development and are provided for general guidance only. For more accurate and detailed plans for a specific plot, please contact the developer.

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check with your local Miller Homes sales adviser. Carpets and floor coverings are not included in our homes as.

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