



Filled with quiteexceptional features, including a light-filleddining room with baystylefrench windows, a luxurious masterbedroom incorporating a spacious dressingarea, and a seconden-suite bedroom, the Humber is animpressive homeof great qualityRoomsground floorLounge (3.750 x 4.314 m)minFamily Dining (4.905 x 3.669 m)Kitchen (3.996 x 2.679 m)WC (1.500 x 1.781 m)Utility (1.388 x 1.781 m)first floorMaster Bedroom (2.720 x 5.293 m)En Suite 1 (1.888 x 1.616 m)Bedroom 2 (2.855 x 4.067 m)minEn Suite 2 (1.466 x 2.559 m)Study Snug Dressing (3.012 x 4.630 m)maxBedroom 3 (3.357 x 3.308 m)Bedroom 4 (3.057 x 2.694 m)max/maxBathroom (2.540 x 1.700 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 centre nearby, 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 itstraditions live on todaymost obviously in the town'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 nondenominationschoolcovering 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 Astro turf 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 the main Festival venues, also presents live showsthroughout the year.Peebles has a popularmuseum, gallery andlibrary housed in thehistoric ChambersInstitution.

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Within the town centre, useful places include Peebles Community School, Leys Road, Leys Primary School, Rosetta Road, Peebles High School, Ingwood House, Craighall Medical Centre, Hay Health Centre, South Road, West Hay Lodge, Health Centre, South Road, Johnstone Dental Practice, Cross Street, Mount Open Air Theatre, Church Square.

Monday - Tuesday 10am - 3:00pm  
Wednesday - Friday 9:00am - 5:00pm  
Saturday 10am - 4:00pm  
Sunday 10am - 4:00pm

Edinburgh to the North  
The Lothian Council of Education provides information on the following routes and takes you to Biggar Road, take the A701/A703 Peebles (Seafield Moor Road), at Gowley Moss Roundabout take the second exit and continue on the A701. Take the slip road to Auchendinny (B7026), continue past Dalmore Mill, continue through Leadburn, turn left at the junction onto Peebles Road (A703). Approaching Peebles, take the right hand side, signposted to Rosetta Caravan Park. Around a mile from the entrance to Peebles Gait is, on the left hand side, Fort Glasgow and the West Gate to Edinburgh and join the City Bypass South (A720). Carry on straight through the Dreghern Junction, then 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 A70 through Penicuik and follow signs for Peebles. Almost 10 miles after Straiton 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: EH45 8JH

Disclaimer: The house plans shown above, including the room specifications may vary from

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development to development and are provided for general guidance 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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