



With quite exceptional features, including a light-filled dining room with baystyle french windows, a luxurious master bedroom incorporating a spacious dressing area, and a second en-suite bedroom, the Humber is an impressive home of great quality.

**Rooms**  
 ground floor Lounge (3.750 x 4.314 m) min  
 Family 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 floor Master Bedroom (2.720 x 5.293 m)  
 En Suite 1 (1.888 x 1.616 m)  
 Bedroom 2 (2.855 x 4.067 m) min  
 En Suite 2 (1.466 x 2.559 m)  
 Study Snug Dressing (3.012 x 4.630 m) max  
 Bedroom 3 (3.357 x 3.308 m)  
 Bedroom 4 (3.057 x 2.694 m) max  
 Bathroom (2.540 x 1.700 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 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.

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 which the town's oldest building. Useful for those visiting the town are the Pool Pottery, Lesus Centre, Walkershaugh Farm Post Office, Westgate Inn, Pharmacy 2 Street Kingfisher Primary School, Victoria Road, Rosetta Primary School, Rosetta High School, Ingwood Farm Health Centre, North Meadows Farm Hay & Health Centre, North Road, The Loch Hay Leisure Centre, South Road, Johnnie Macdonald Dental Practice, 13 Cross Street, present Opening hours: Thursday - Monday 10am - 6pm, Tuesday - 10am - 6pm, Wednesday - 10am - 6pm, Thursday - 10am - 6pm, Friday - 10am - 6pm, Saturday - 10am - 6pm, Sunday - 10am - 6pm.

A701/A703 Peebles (Seafield Moor Road), at Gowkley Moss Roundabout take the second exit and continue on the A701. Take the slip road to Auchendinny (B7026), continue east past more Mill. The house continues through the stone wall, turn left at the Leadburn Junction onto Peebles Road (A703). Approaching Peebles take the right hand 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 (A729). Carry on straight through the Dreghorn 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 A701 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: PH45 8JH disclaimer: The house plans shown above, including the room specifications, may vary from

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

4 bedroom detached new

House for sale, Humber  
detached at Violet Bank,  
a mile from EH45

take the  
the M3 to  
ingsigns to  
the A70 in  
ravan Park  
ifications  
detached  
new  
EH45

approaching  
the West  
from the A  
that the lights  
posted to Ro  
uding the ro  
sae, Humbe  
Bank, EH45  
EH45

**EH45**

**EH45**

**EH45**

**EH45**

EH45

EH45

1 detached new  
house for sale, Humber  
detached at Violet Bank,  
Leables EH45

<https://www.treads.co.uk/x-1657>

### 3-Z

---

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.

01721 266002