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4 bedroom detached new house for sale, Kennaway Detached at Violet Bank, Peebles

Location **Scotland, Selkirkshire**
https://www.freeadsz.co.uk/x-165114-z

On one side, thebroad hallway openson to a dramatic loungewhere an elegantarchway frames thedining room and offersviews through to thegarden. On the other, the bay-windowedstudy provides aninspiring workspace.Roomsground floorLounge (3.570 x 5.408 m)Dining (3.530 x 2.908 m)Kitchen Breakfast (5.795 x 2.908 m)WC (1.195 x 1.906 m)Utility (1.841 x 1.906 m)Study (3.131 x 2.478 m)minfirst floorMaster Bedroom (5.238 x 3.400 m)maxEn Suite (1.614 x 2.447 m)Bedroom 2 (2.698 x 3.888 m)Bedroom 3 (3.393 x 3.526 m)max/maxBedroom 4 (3.247 x 3.208 m)maxBathroom (2.591 x 1.797 m)minAbout 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 itstraditions 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 ageto 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 popularmuseum, gallery andlibrary housed in thehistoric ChambersInstitution withinthe town centre.Useful ContactsPeebles Swimming PoolPort MacGyteLeisure CentreVictoria StreetPeebles EH45 8HFDay Lewis Pharmacy20 High StreetKingsland Primary SchoolHalfpath RoadHalyrude RC Primary SchoolRosetta RoadPeebles High SchoolSpringhill RoadNeidpath Veterinary PracticeAvenue HouseNeidpath AvenueTweedHay Lodge Health CentreNeidpath RoadJohn Hutton Dental SurgeryCrossland Crescent Opening hoursThursday 9:00am - 5:00pmdirectionsEdinburgh A702 then A703 NorthExit 1 A703 Eastbank Roundabout the by-passSouthTake the A1(M) to Eagar Road Take the Sliproad (A1(M) to Peebles) to Moor Road Roundabout take the secondexit and continue on the A701. Take the slip roadto Auchendinny (B7026), continue past DalmoreMill, then continue through Loanstone, turn leftat the Leadburn Junctiononto Peebles Road (A703).Approaching Peebles, take the right turn signpostedto Rosetta Caravan Park. Around a mile on, theentrance to Peebles Gait is on the left hand side.From Glasgow and the WestTake the M8 to Edinburgh and join the CityBypass South (A720). Carry on straight throughthe Dreghorn junction, then leave the Bypassat the next junction to join the A702 followingsigns for Penicuik and Biggar. Half a mile on, takethe left-hand fork to join the A703, signpostedfor Peebles and Penicuik. Two miles on, turn righttat the lights to join the A701 through Penicuikand follow signs for Peebles. Almost 16 miles afterStraiton junction, approaching Peebles, take theright turn signposted to Rosetta Caravan Park.Around a mile on the entrance to Peebles Gaitis on the left hand side.Sat Nav: EH45 8HFDisclaimerThe 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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