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## 4 bedroom detached new house for sale, Yeats Detached at Violet Bank, Peebles EH4

Location Scotland, Selkirkshire https://www.freeadsz.co.uk/x-165457-z



With a separateutility room freeingthe impressive familykitchen area for creativecookery and convivial dining, and a spacious gallery landing upstairs, the Yeats offers a light, airy ambience that willbe a continual sourceof pleasure. Roomsground floorLounge (3.616 x 4.948 m)minFamily Dining Kitchen (8.861 x 3.424 m)WC (1.912 x 1.964 m)Utility (1.614 x 1.964 m)first floorMaster Bedroom (3.616 x 4.148 m)En Suite (2.970 x 2.288 m)max/maxBedroom 2 (2.920 x 3.575 m)Bedroom 3 (3.421 x 3.339 m)min/minBedroom 4 (2.920 x 3.575 m)minBathroom (2.335 x 1.957 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 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 useful information about the area around Peebles Gait.Local RootsPeebles was established as 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. Transport Peebles is half an hour's drive from Edinburghand one hour from Glasgow. There are First Bus services to Edinburgh, a journey of around an hour, and to Penicuik, Innerleithenand Galashiels. Education and Health Kingsland Primary School, 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 of the town's four dentalsurgeries is even closer, in Crossland Crescent. Leisure and Recreation The town features a25-metre swimmingpool with panoramicviews of its beautifulparkland setting beside the Tweed, and the Leisure 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 restaurants and 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 for supermarket shopping with both Tesco's and Sainsbury'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 and library

housed in the historic Chambers Institution within the town centre. Useful Contacts Reebles Swimming PoolPort BraeGytes Leisure Centre Walkershaugh Peebles Post office 14 Castran Works Plantatory of Light Streak to be and Primer Scherble ideal to be a contact of the streak t Peebles Reebles Hake the right turn sign posted to Rose ta Caravan Park Around a mile on the Hernice to Peebles Gaitas on the Herni tand side From Gas and the West are Deta https://www.freeadsz.co.uk/x-165 57-z the M8 to Entitive and join the Expansion of the Bypass South (A) 20. Carry ones the bypass at the next unction the \$702 Bllowingsigns for Beniculik and Biggar Half a raile on, take the left and fork to join the A703, supposted of Feebles and Peniculk. Two miles on the son the s bin the A701 through Penicipikand tolow signs for Peetoles. Almost 16 mites after Stration junct on, appreaching Peobles, take there the turn sign poster to Rosetta Caravan a Park. Around & mile on, the entrance to Peebles Gaits on the left hand side. Sat Nav: EH45 8HFDisclaimer The house plans shown above, including the room Specifications may avair from development to development and are provided for deneral guidance only. For more accurate and development to development and are provided for deneral guidance only. For more accurate and development to development and are provided for deneral guidance only. Violet iolet ached: ached Iched .uk/x-1654 uk/x-1654 hed Banl EH4 Bank Bank Yeats Bank EH45 Bank, EH45 Yeats Yeats Yeats Bank Yeats new new 'eats new new nev new

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

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