

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

Location Scotland, Selkirkshire

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Filled with quiteexceptional features, including a light-filleddining room with baystylefrench windows, a luxurious masterbedroom incorporating 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 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 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 the Riding of the Marchesto establish the town's boundaries. The festivalis enjoyed by locals and visitors who come especially 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 HealthKingsland PrimarySchool, arounda mile and half from Peebles Gait, is a nondenominational school covering nursery ageto P7. It occupies a light, spacious new buildingwith wonderful viewsacross 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 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 a 25-metre swimming pool with panoramic views of its beautiful parkland setting besidethe Tweed, and the Leisure Centre at Gytesincludes a gym, sportshall, dance studio and an Astroturf pitch. Thearea is renowned for its fine fishing and walking, with the Tweed ValleyForest Park amongstthe many celebratedoutdoor attractions. In addition, there are several fine restaurants and traditional pubsto 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, clothingoutlets, ironmongers, off-licences, banks, building societies and to food takeaways, some of which are housed in fascinating, picturesque buildings. The developmentis well placed forsupermarket shoppingwith 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, visualarts, literature, crafts, workshops and walkingtours. The Eastgate Theatre, one of



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