



Location **Scotland, Selkirkshire**  
<https://www.freeadsz.co.uk/x-165515-z>

The arrangement of the Munro includes a useful second lobby separating the living and dining rooms, while the french doors make it tempting to opt for barbecues or aperitifs in the garden on warm summer afternoons.

**Rooms**  
ground floor Lounge (3.967 x 3.936 m) Family Dining (2.977 x 3.342 m) Kitchen (2.069 x 2.611 m) WC (2.005 x 1.763 m)  
first floor Master Bedroom (2.710 x 3.955 m) En Suite (2.115 x 1.432 m) Bedroom 2 (2.914 x 3.010 m) Bedroom 3 (2.254 x 2.842 m) Bathroom (2.087 x 1.855 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 March 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 Gyte includes a gym, sports hall, dance studio and an Astro turf 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.

withinthetowncentre.UsefulContactsPeeblesSwimmingPoolPortBræGytesLeisureCentreWalkershaughPeeblesPostOffice14EastgateJoydsPharmacy20HighStreetKirkcaldyPrimarySchoolNewburnRoadAlydaPrimarschoolKissettaBlackburnsHighSchoolGringwoodKaysMathematicsHayHealthCentreLeithRoadEastLochHayLakesideHallCentreforLeithRoadJohnstonRoadDentalSurgeon3CrossandCrescentOpeninghoursThursdayMonday7.00amto6.00pmForbusesfromEdinburghonthetheNorthmainlineLothianbusroutionofthebusesandtakingA701toBiggarRouteTakethesuburbanA701/A703roadatSeafield(Junction),atJunc.KelsoCrossRounandtake thesecondexitandcontinuetowardsA701.FollowthetoproadovertheBurny(Burn)continuepastDalmoreMill,thencontinuethroughLoanstone,turnleftattheLeadburnJunctionontoPeeblesRoad(A703).ApproachingPeebles,taketherightturn

[Signposted to Rosetta Carravan Park Around a mile on the entrance to Peebles Gaitis on the left hand side From Glasgow and the West Take the M6 to Edinburgh and join the City Bypass South \(A720\). Valley straight through to the Dregthon junction, then leave the B8 passat the next intersection to join the A702 following signs for Pericuik 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 16 miles after Straiton junction, approaching Peebles, take the right-turn signposted to Rosetta Carravan Park. Around a mile on, the entrance to Peebles Gaitis on the left hand side Sat Nav: The H45 8F disclaimer The house plans shown above, including the room specifications, may vary from 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](#)

<https://www.freadsz.co.uk/x-165515-z>

56 bedroom new house for sale, Munro End Terrace at Violet Bank, Peebles EH45

<http://www.breadsz.co.uk/x-1655>

[illegible]

<https://www.treadaz.com/uk/x-1655>

**Park Air** bed room, new house  
for sale. Wm's End Terrace at  
left-hand end. Peables EH45  
EH46 are o

<https://www.broadband.co.uk/x-1655>

on, the  
bought the  
the As  
ills after  
side. Sa  
general

<https://www.fredasz.co.uk/x-1655>

Peblee  
function,  
ated for P  
nction, a  
5 8HFD  
ny. For

<https://www.freedesktop.org/wiki/FAQ/FAQs/FAQs.html#faq-10.1>

the left  
the By  
Benicu  
g Peeb  
the hou  
rate and

<https://www.treadas.co.uk/x-1655>

3 bedrooms new house  
for sale in End Terrace at  
Violet Park, Peebles EH45

<https://www.breederz.co.uk/x-1655>

the West  
the A-10  
he lights  
d to Ro  
g the ro  
plot, plea

<https://www.breeds27.co.uk/x-1655>

3 bedrooms new house  
for sale Murre End Terrace at  
Murre Park, Peebles EH45

<https://www.freemaid.co.uk/x-1655>

3 bedroom mews new house for sale, Munro End Terrace at Violet Bank, Peebles EH45

---

Homes sales adviser. Carpets and floor coverings are not included in our homes as.

01721 266002