



Filled with quiteexceptional features, including a light-filleddinning room with baystylefrench windows, a luxurious masterbedroom incorporatinga 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 centre nearby, 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 the town'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 nondenominationschoolcovering nursery age to 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 beside the Tweed, and theLeisure Centre at Gytesincludes a gym, sportshall, dance studio andan Astro turf 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 the main Festival venues, also presents live showsthroughout the year.Peebles has a popularmuseum, gallery andlibrary housed in thehistoric ChambersInstitution.

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In the town centre are useful facilities such as Peebles High School Primary, Leith Walkers Library, Post Office, Westgate Hygiene Pharmacy, Street Kings Hairdressing, Mary's Shop Roadside Sales & Crafts, Rosetta Bookshops, High Street Dining Room, The Path Market, Pease Hay Farm Health Centre, The Bath Road Dental Practice, Central Bank Road Johnnie Dental and Dentistry, Crossland Optician, Open Air Cinema, Thursdays Monday - Friday 9am-6pm, 700pm from Edinburgh via the North Clyde Line Lothian bus station or take a train to Biggar, near the 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 Omore Mill Burn and continue through Larnstone, turn right at 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 in on the left hand side of Glasgow and the WestTake the M8 to Edinburgh and join the City Bypass South (A720). 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, signed 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 Caravan Park.Around a mile on, the entrance to Peebles Gait is on the left hand side. Sat Nav: EH45 8FF

Disclaimer:

The house plans shown above, including the room specifications, may vary from those actually found in situ.

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1. **Introduction**

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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.

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