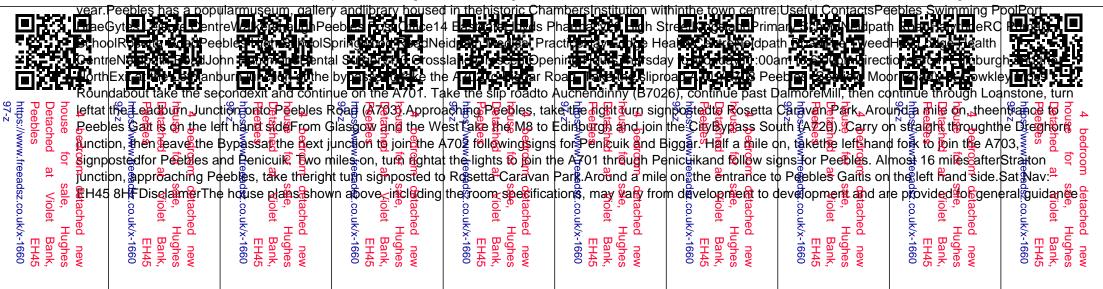
4 bedroom detached new house for sale, Hughes Detached at Violet Bank, Peebles El

Location Scotland, Selkirkshire

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The beautiful ironwork of the porch reflects the attention to detail found throughout this immensely comfortable family home. Upstairs, reached via a bright L-shaped landing, twoof the four bedroomsinclude en-suite facilities and built-in wardrobes. Rooms ground floor Lounge (3.383 x 4.942 m) Breakfast Dining (5.035 x 2.227 m) minKitchen (2.964 x 4.208 m)WC (2.005 x 1.884 m)maxfirst floorMaster Bedroom (3.564 x 4.466 m)maxEn Suite 1 (1.872 x 2.283 m)Bedroom 2 (3.377 x 3.081 m)minEn Suite 2 (1.713 x 1.535 m)Bedroom 3 (2.548 x 3.160 m)Bedroom 4 (2.470 x 3.000 m)Bathroom (1.980 x 2.146 m)max/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 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 fromGlasgow. There are First Bus services to Edinburgh, a journey of around an hour, and to Penicuik, Innerleithenand Galashiels. Education and Health Kingsland 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 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 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 are several fine restaurants and traditional pubsto enjoy. Shopping Peebles was recently voted best town in Scotland for its rangeof independent shops. Its High Street includes newsagents, butchers, bakers, a post office, pharmacists, clothingoutlets, ironmongers, off-licences, banks, building societies and hot food takeaways, some of which are housed in fascinating, picture sque 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, visualarts, literature, crafts, workshops and walkingtours. The EastgateTheatre, one of themain Festival venues, also presents live showsthroughout the



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