

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



Location **Scotland, Selkirkshire**  
<https://www.freeadsz.co.uk/x-166098-z>

With a separate utility room freeing the impressive family kitchen area for creative cookery and convivial dining, and a spacious gallery landing upstairs, the Yeats offers a light, airy ambience that will be a continual source of pleasure. Roomsground floor Lounge (3.616 x 4.948 m) min Family Dining Kitchen (8.861 x 3.424 m) WC (1.912 x 1.964 m) Utility (1.614 x 1.964 m) first floor Master Bedroom (3.616 x 4.148 m) En Suite (2.970 x 2.288 m) max/max Bedroom 2 (2.920 x 3.575 m) Bedroom 3 (3.421 x 3.339 m) min/min Bedroom 4 (2.920 x 3.575 m) min Bathroom (2.335 x 1.957 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 Marches 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 Gytes includes a gym, sports hall, dance studio and an Astroturf 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

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