

4 bedroom detached new house for sale, Gala Detached at Violet Bank, Peebles EH45



Location **Scotland, Selkirkshire**
<https://www.freedasz.co.uk/x-164634-z>

Dual french doors open on to a sheltered area of garden bringing additional flexibility to this impressive home which features dual aspect windows in several rooms and a luxurious master bedroom with large twin wardrobes. Rooms ground floor Lounge (3.078 x 6.627 m) Family Dining (2.829 x 3.768 m) max/max Kitchen Breakfast (3.227 x 4.386 m) WC (2.829 x 1.450 m) Utility (2.713 x 1.950 m) max/max first floor Master Bedroom (3.227 x 4.149 m) max/En Suite (2.000 x 2.644 m) max/Bedroom 2 (2.748 x 4.149 m) max/max Bedroom 3 (3.097 x 3.266 m) Bedroom 4 (3.097 x 3.266 m) max/Bathroom (2.227 x 2.000 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 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 developments 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 within the town centre. Useful Contacts Peebles Swimming Pool Port Rae Gytes Centre Vets Peebles 14 Elm Grove Pharmacy 20 High Street Primary School Path Primary School RC Primary School Peebles School Springfield Road Neidpath Medical Practice 22 High Street Health Centre 22 High Street Health Centre North End John Macdonald Mental Surgery Crossland Crescent Opening hours: Monday to Friday 10:00am to 6:00pm. For directions to Edinburgh North End, see Edinburgh North End. The by-roads are the A701, the A702, the A703, the A704, the A705, the A706, the A707, the A708, the A709, the A710, the A711, the A712, the A713, the A714, the A715, the A716, the A717, the A718, the A719, the A720, the A721, the A722, the A723, the A724, the A725, the A726, the A727, the A728, the A729, the A730, the A731, the A732, the A733, the A734, the A735, the A736, the A737, the A738, the A739, the A740, the A741, the A742, the A743, the A744, the A745, the A746, the A747, the A748, the A749, the A750, the A751, the A752, the A753, the A754, the A755, the A756, the A757, the A758, the A759, the A760, the A761, the A762, the A763, the A764, the A765, the A766, the A767, the A768, the A769, the A770, the A771, the A772, the A773, the A774, the A775, the A776, the A777, the A778, the A779, the A780, the A781, the A782, the A783, the A784, the A785, the A786, the A787, the A788, the A789, the A790, the A791, the A792, the A793, the A794, the A795, the A796, the A797, the A798, the A799, the A800, the A801, the A802, the A803, the A804, the A805, the A806, the A807, the A808, the A809, the A810, the A811, the A812, the A813, the A814, the A815, the A816, the A817, the A818, the A819, the A820, the A821, the A822, the A823, the A824, the A825, the A826, the A827, the A828, the A829, the A830, the A831, the A832, the A833, the A834, the A835, the A836, the A837, the A838, the A839, the A840, the A841, the A842, the A843, the A844, the A845, the A846, the A847, the A848, the A849, the A850, the A851, the A852, the A853, the A854, the A855, the A856, the A857, the A858, the A859, the A860, the A861, the A862, the A863, the A864, the A865, the A866, the A867, the A868, the A869, the A870, the A871, the A872, the A873, the A874, the A875, the A876, the A877, the A878, the A879, the A880, the A881, the A882, the A883, the A884, the A885, the A886, the A887, the A888, the A889, the A890, the A891, the A892, the A893, the A894, the A895, the A896, the A897, the A898, the A899, the A900, the A901, the A902, the A903, the A904, the A905, the A906, the A907, the A908, the A909, the A910, the A911, the A912, the A913, the A914, the A915, the A916, the A917, the A918, the A919, the A920, the A921, the A922, the A923, the A924, the A925, the A926, the A927, the A928, the A929, the A930, the A931, the A932, the A933, the A934, the A935, the A936, the A937, the A938, the A939, the A940, the A941, the A942, the A943, the A944, the A945, the A946, the A947, the A948, the A949, the A950, the A951, the A952, the A953, the A954, the A955, the A956, the A957, the A958, the A959, the A960, the A961, the A962, the A963, the A964, the A965, the A966, the A967, the A968, the A969, the A970, the A971, the A972, the A973, the A974, the A975, the A976, the A977, the A978, the A979, the A980, the A981, the A982, the A983, the A984, the A985, the A986, the A987, the A988, the A989, the A990, the A991, the A992, the A993, the A994, the A995, the A996, the A997, the A998, the A999, the A1000.

Roundabout take the second exit and continue on the A701. Take the slip road to Auchendinny (B7026), continue past Dalmore Mill, then continue through Loanstone, turn left at the junction onto Peebles Road (A703). Approaching Peebles, take the right turn signposted to Rosetta Caravan Park. Around a mile on, then take the left hand side of the road to join the A701 following signs for Penicuik 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 Caravan Park. Around a mile on, the entrance to Peebles Gait is on the left hand side. Sat Nav: EH45 8H. Disclaimer: The house plans shown above are indicative of the rooms and specifications, may vary from developer to developer and are provided for general guidance only.

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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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