

# **Dunslair View,**

**Self-catering 2 bedroom flat**



**Welcome information pack**

**ENJOY THE VIEWS, WALKS, RIDES, FISHING, GOLF COURSES AND THE  
LOCAL SHOPS**

## **Contents**

House rules

Rubbish, Recycling and Cleaning

Fire Safety

Emergency Contacts

Restaurants and Cafés

Activities

Walking

Biking

Fishing

Golf

Weblinks

Licence, certificates and insurance

## House Rules

Welcome to Dunslair View Self accommodation. We hope you have a pleasant stay in this special place. The unique views over Peebles will make your stay unforgettable.

There are some rules we would like you to adhere to:

- The property manager lives in the property on the bottom floor. Please be quiet after 11pm and before 6am. No parties without written permission from the property manager.
- Smoking and vaping are not allowed anywhere on the property.
- No open fire is allowed in the accommodation. ( No candles, no matches, a Fire safety restriction)
- Please take your shoes off in the entrance hall. Let's keep the carpet as clean as possible.
- No pets.
- Please read the fire safety instructions in this information pack.
- Take your rubbish out of the accommodation and put it in the appropriate wheely bins (see the next page).
- Please leave the used bedsheets, pillowcases and towels in the bath in the bathroom.

There is free Wifi available. The Wifi code is YLHmPdYedn7Tna

The smart TV is connected to the internet. Please use your own login for platforms like Netflix and Disney.

## **Rubbish, Recycling and Cleaning**

### **Rubbish and Recycling**

In the kitchen there is a double bin in the cupboard on the far right underneath the work service. The front bin is general waste the one behind for paper, plastic and tins (please clean before putting in the bin, thank you).

When you leave the please take the rubbish and recycling and put it in the wheely bins outside the property. Thank you.

Glass Please take empty bottles with you. There is a bottle bank at both the Tesco and Sainsbury's supermarkets nearby.

### **Cleaning**

Please leave the accommodation as clean as you have found it upon arrival. There are cleaning materials in the cupboard opposite the bathroom. A vacuum cleaner, dust pan and brush and a bucket with detergents are available. **Please let us know if you find any cleaning issues upon arrival.**

Cost for cleaning will be deducted from your deposit if the property needs additional cleaning after your departure. You will be informed and photos of the areas to be cleaned will be shared with you.

## Fire safety

Please read these fire instructions carefully.

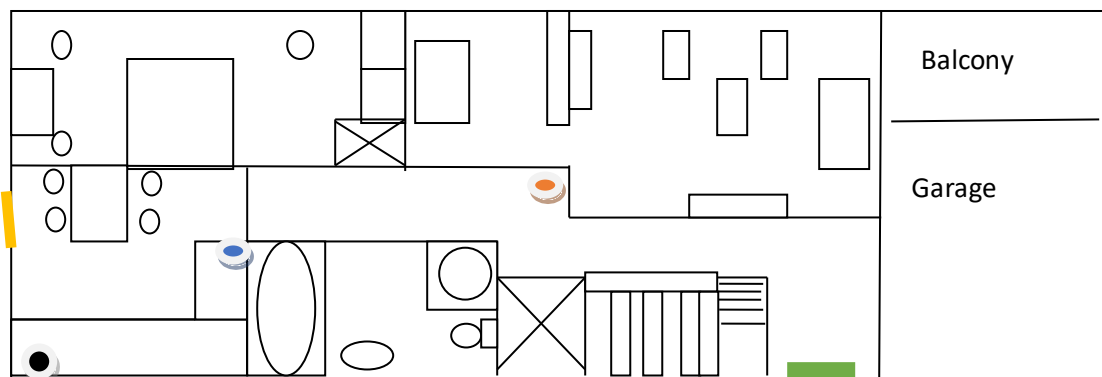
The property is fitted with heat and smoke alarms according to the current legislation. Please do not touch these sensors. If there is anything you are concerned about please contact the property manager.






The kitchen has a fire blanket, it is located on the left side of the worksurface, when facing the hob and oven.

There is a fire escape ladder on top of the kitchen cupboard on the left side of the window. This ladder can be fitted on the window sill and offers an escape route through the kitchen window in case of an emergency that prevents you using the front door.

There is a fire extinguisher in the hall that can be used as a fire shield. It can temporarily shield the fire to enable you to leave through the front door which is the main fire exit.

See the floor plan below that shows the fire exits and fire safety equipment.



-  Fire escape ladder stored
-  Fire blanket
-  Fire extinguisher
-  Main Fire Exit
-  Window for fire escape ladder

## Emergency Contacts

Hay Lodge Health Centre, Neidpath Rd, Peebles EH45 8JG

[nhsborders.scot.nhs.uk/patients-and-visitors/our-services/gp-surgeries/neidpath-medical-practice-peebles](https://nhs.uk/nhsborders.scot.nhs.uk/patients-and-visitors/our-services/gp-surgeries/neidpath-medical-practice-peebles)

For Police, Ambulance or Fire Service call 999

Property Manager

Marcel Kaljee 07775666133

The property manager lives in the property on the bottom floor of the house.

## Restaurants and cafes in Peebles

[THE 10 BEST Restaurants & Places to Eat in Peebles 2024 \(tripadvisor.co.uk\)](https://www.tripadvisor.co.uk)

### [The Crown Hotel Restaurant](#)



### [Green Tree Restaurant](#)



### [Francos Italian restaurant](#)



### [The County](#)

### [Jim Jack's Fish & Chips - Peebles](#)



### [The Tontine Hotel , Adam Room](#)



### [The Milkman, Peebles](#)



### [Mandarin Garden](#)

Chinese, Cantonese



### [Shukria Indian Cuisine](#)



### [The Oven Door](#)



## Peebles Town

<http://www.peebles-theroyalburgh.info/>

### History Peebles town (from Wikipedia pages)

Initially, a [market town](#), Peebles played a role in the woollen industry of the Borders during the 19th and early-20th centuries.<sup>[a]</sup> Most mills closed by the 1960s, although the last one remained open until 2015.<sup>[a]</sup> The character of Peebles has changed; the town serves as home to many people who commute to work in [Edinburgh](#), as well as being a popular [tourist](#) destination, especially in the summer. In the mid-to-late 19th century [health tourism](#) flourished, centring on [hydropathic establishments](#), which over time morphed into a hotel format, with Peebles Hydro Hotel being one of the few survivors of that era.<sup>[a]</sup> Notable buildings in the town include the [Old Parish Church of Peebles](#) and [Neidpath Castle](#). Other local attractions include a museum and the Kailzie Gardens. Peebles has won multiple awards for the range of shops on its High Street.

### Location

Peebles lies at the confluence of the [River Tweed](#) and [Eddleston Water](#) (locally called "the Cuddy"). The Tweed flows west to east, and the Eddleston flows from the north, turning to flow southwest 300 yd (270 m) before the confluence. This south-westerly turn demarcates a raised triangular piece of land, open to the east but contained by the rivers to the south and north. The name is generally accepted to come from the [Brythonic](#) *pebyll* tents, signifying a temporary settlement.<sup>[a]</sup>

From around 1570, the eastern side was defended by a town wall, which ran in an east-facing arc, through which the road to [Glentress](#) passed at the East Gate. The road passing through this gate, the Eastgate, is one of four gates in Peebles, the others being Northgate, Bridgegate (where the Eddleston Water was crossed to the north of town), and Ludgate (the western gate of the town), now called Young Street.<sup>[a]</sup>

At the junction of Eastgate and Northgate roads, where the Eastgate becomes High Street, is an ancient market cross. The present-day market is held in a car park adjacent to the site of the former railway station, at the north and south ends of which are the remains of the town wall. Peebles High Street runs parallel with the Tweed along the spine of a ridge, at the west end of which is the parish church.

### Historic features and traditions



First World War monument, Peebles by [Reginald Fairlie](#)

The oldest building in Peebles is the tower of [St Andrew's Church](#).<sup>[a]</sup> The church was founded in 1195. It was destroyed (along with many other Borders [abbeys](#) and [priors](#)) by the soldiers of [Henry VIII](#). The stones of the ruins were pilfered for many other local buildings leaving only the tower standing amongst the gravestones of the churchyard. Another ancient church in the town is the Cross Kirk, founded in 1261. Although now mainly ruins, the Cross Kirk plays a prominent part in the local festival.

The annual local festival in Peebles is called the [Beltane](#), and involves (as with many Borders festivals) a [Common Riding](#). The Beltane, proclaimed at the cross, culminates with the crowning of the Beltane Queen (a girl chosen from one of three local [primary schools](#)) along with her court, including the likes of the First and Second Courtiers, Sword Bearer and Standard Bearer; on the steps in front of the parish church. The adult principal of the festival is the [Cornet](#), a local young man chosen by the organizing committee on a basis of being considered worthy of representing the town, who then carries the town standard for a year.

To the west of the town is [Neidpath Castle](#), which can be reached on foot through Hay Lodge Park; the route has views of the castle. The castle is now closed to the public.

Entrance to the [Chambers Institution](#)

On the south side of the High Street are the old [burgh](#) offices. These incorporate the town's library, art gallery, and local museum. The building occupied by these is called the [Chambers Institution](#), being deeded to the town by [William Chambers](#), a member of the [Chambers](#) publishing family who originated in the town. Chambers' house can be found on the oldest street in Peebles – Biggiesknowe. Peebles tolbooth, the civic centre of the medieval burgh, is the only medieval tolbooth site in Scotland to have been excavated by archaeologists. Peebles is no longer connected to the railway network. In years past, the [Symington, Biggar and Broughton Railway](#) had lines that connected [Peebles to Edinburgh](#) and [Galashiels](#), with a [goods station](#) and [Peebles](#) and Peebles West stations. A connection to Edinburgh is maintained by Borders Buses service X62.



## Walking

### Top trails (examples from [10 Best Trails, Walks, and Paths in Peebles | AllTrails](#))

- [#1 - Neidpath Castle and Viaduct Circular](#)  
Length: 4.7 km • Est. 1h 13m  
[Start at Haylodge Park](#)



Starting at the Swimming Pool car park (fee required), the trail winds along the bank of the River Tweed, passing Hay Lodge Park, Fotheringham Bridge, The Dookits, and Neidpath Castle. The trail then crosses the river via Neidpath Viaduct, and returns to the start along the river bank and over Tweed Bridge with views over the water. After the viaduct you have the option of either winding along the river as mapped or passing through Neidpath Tunnel, rejoining the trail near Fotheringham bridge in Haylodge Park.\_\_\_\_

Moderate•4.5

#2 - Neidpath Castle and Lyne Station Circular

Start at Hay Lodge Park

Length: 12.1 km•Est. 3h 15m



This walk starts along the river in Peebles and you will walk through forest paths past Neidpath Castle, past a Viaduct and along the Tweed on an old railway track. Continue along and cross the Tweed, walking through farmland next to the Tweed and past Barns Tower. You will walk through farmland then cross the old manor bridge, go up the hill to get a good view back over the Tweed. The return to Peebles is again through quiet forests. It is a beautiful river walk with lots of wildlife. [...](#)

Moderate•4.6

### #3 - Portmore Reservoir Circular

Length: 9.2 km•Est. 2h 33m



- Enjoy this 9.2-km circular trail near Peebles, Scottish Borders. Generally considered a moderately challenging route, it takes an average of 2 h 33 min to complete. This is a popular trail for hiking, running, and walking, but you can still enjoy some solitude during quieter times of day. The best times to visit this trail are October through October.

Moderate•4.6

### #4 - Pilots' Trail and Cademuir Hill

Length: 9.2 km•Est. 3h 5m

Beautiful views of Peebles and Glentress await you from atop Cademuir Hill, on this trail spanning nearly 6 miles of beautiful Scottish Borders forestry. This trail can be a little uneven and muddy underfoot, so supportive footwear is highly recommended. Dogs are very welcome but expect livestock in this area. Great amenities in Peebles, with lots of local businesses to grab a bite to eat. Enjoy the trail!

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Moderate•4.0

### #5 - Soonhope Burn and Venlaw Loop

Length: 7.9 km•Est. 2h 30m

This walk will take you out of Peebles past some holiday cottages and into the woods. At the top of the mountain you will have great views of the town and across to Cademuir and beyond. This is a good intermediate walk with some elevation gain but a good to complete over a few hours. There are a variety of trails east of this one that include mountain biking trails as well.

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Moderate•4.5  
#6 - Kilrubie Hill Circular  
Length: 13.7 km•Est. 3h 44m



- Moderate•4.3(18)  
#7 - Buzzard's Nest, Glentress Peel Tower and The Good Game Circular  
Length: 5.5 km•Est. 1h 53m
- 



# Cycling

## Local Cycling routes



## Mountain biking.

Glentress and Innerleithen are famous for their mountain bike trails. Please follow this link for more information:

[Glentress | Forestry and Land Scotland](https://forestryandland.gov.scot/visit/forest-parks/tweed-valley-forest-park/glentress#:~:text=Glentress%20is%20rightly%20celebrated%20)

[https://forestryandland.gov.scot/visit/forest-parks/tweed-valley-forest-park/glentress#:~:text=Glentress%20is%20rightly%20celebrated%](https://forestryandland.gov.scot/visit/forest-parks/tweed-valley-forest-park/glentress#:~:text=Glentress%20is%20rightly%20celebrated%20)



Scan me!

## **Fishing in and around Peebles**

Well known as "The Queen of the Scottish Salmon Rivers", the magnificent River Tweed runs through the heart of our Scottish Borders.

Although the River Tweed is most associated with internationally famous salmon and trout fishing, there is a wide choice of fishing available, such as perch, grayling, pike and roach fishing.

River fishing is Britain's biggest participation sport and The Scottish Borders has everything for the angler.

The Tweeds' 97 miles of fishing regularly produces in the region of 10,000 fish per annum to the rod angler.

There is a disabled fishing platform on the Tweed in Peebles about halfway between the Tweed bridge and Fotheringham Bridge en-route to Hay Lodge Park on the south side of the river.

In Peebles some accommodation can provide excellent private fishing. There are no public 'rights to fish' in inland waters, but all river waters are under private ownership or municipal control, so check for details of rod licenses, close seasons and other restrictions.

The Tweed boasts one of the longest season of any Salmon River in Great Britain. The season begins on the 1st of February and runs right through to the 30th of November, with fishing available from Monday through to Saturday (no Sunday fishing). However the Upper Tweed (Peebles region) is best in the Autumn, September to November.

Beats close to Peebles include Dawyck, Glenormiston, Traquair and Lower Caberston.

The season for other types of fishing is 1st April to 30th September.

**For more information on the fishing in the Peebles Region, including availability, booking and prices see [www.fishpal.com](http://www.fishpal.com)**



Peebles Golf Club [www.peeblesgolfclub.com](http://www.peeblesgolfclub.com)

Peebles is the perfect place to play golf, whether visiting for the day or joining as a member. Situated just 40 minutes south of Edinburgh, 53 miles from Glasgow and only 47 miles from the English border, our excellent facilities including a modern clubhouse, Academy and driving range to compliment a stunning course overlooking the Tweed Valley. We have a proud reputation as one of Scotland's best junior clubs and have a DP World Tour professional in Craig Howie, as well as two top class PGA coaching professionals in Steve Johnston and Ailsa Murphy

Innerleithen Golf club [Visitors Info \(innerleithengolf.co.uk\)](http://innerleithengolf.co.uk)

he Course of a 3 time Open Champion

Established in 1886, Innerleithen was designed by 3 times Open champion Willie Park Jnr. Located in the Leithen Valley, the course offers 9 delightful holes that provide a truly unique Scottish Borders golf experience. The layout offers an excellent mix of holes and the sound from the meandering Leithen Water is never far away, with the river coming into play on a number of holes.

If playing 18 holes, varying tee positions on some of the 'back' 9 holes offer a completely different playing experience.

Our clubhouse offers free wifi, and a selection of hot and cold drinks and food. Special catering and beverage requirements for group visitors can be easily arranged and please click here to see what our 19th Hole has to offer.

Cardrona Hotel Golf [www.macdonaldhotels.co.uk/cardrona/golf](http://www.macdonaldhotels.co.uk/cardrona/golf)

Cardrona Hotel Golf & Spa is just 40 minutes from Edinburgh City Centre. Our championship golf course rests in a very unique setting amongst the beautiful Borders Hills, skirted by the famous River Tweed.

World-renowned course architect Dave Thomas designed the Cardrona Hotel [championship golf course](#), creating a challenging test of golfing skill for the expert golfer, but also remaining an enjoyable course for the recreational player.

Designed in 2001, our golf course has matured quickly in rank and reputation; hosting the 2004 and 2007 Euro Pro Tour and the 2007 European Challenge Tour, returning once again in 2008.

## Weblinks

# Things to do around Peebles: walking, biking, fishing shopping and golf: Links to website with information

### Peebles

[peebles-theroyalburgh.info](http://peebles-theroyalburgh.info)

[visitscotland.com/places-to-go/peebles](http://visitscotland.com/places-to-go/peebles)

### Food and Drink

[visitscotland.com/info/food-drink/search-](http://visitscotland.com/info/food-drink/search-)

[results?prodtypes=cate&locplace=10441&loc=Peebles&locprox=1&areaproxdist=10.0&name=](http://visitscotland.com/info/food-drink/search-results?prodtypes=cate&locplace=10441&loc=Peebles&locprox=1&areaproxdist=10.0&name=)

[peebles-theroyalburgh.info/peebles-restaurants-tweed-valley-restaurants](http://peebles-theroyalburgh.info/peebles-restaurants-tweed-valley-restaurants)

### Walking

[walkhighlands.co.uk/borders/peebles.shtml](http://walkhighlands.co.uk/borders/peebles.shtml)

### Cycling - road

[scotborders.gov.uk/downloads/file/924/peebles\\_cycle\\_routes](http://scotborders.gov.uk/downloads/file/924/peebles_cycle_routes)

### Mountain biking, walking, Go Ape

[forestryandland.gov.scot/visit/forest-parks/tweed-valley-forest-park/glentress](http://forestryandland.gov.scot/visit/forest-parks/tweed-valley-forest-park/glentress)

### Fishing

[fishpal.com/Scotland/Tweed/?dom=Pal](http://fishpal.com/Scotland/Tweed/?dom=Pal)

### Golf

Peebles golf club [www.peeblesgolfclub.com](http://www.peeblesgolfclub.com)

Innerleithen golf club [Visitors Info \(innerleithengolf.co.uk\)](http://Visitors%20Info%20(innerleithengolf.co.uk))

Cardrona Hotel golf [www.macdonaldhotels.co.uk/cardrona/golf](http://www.macdonaldhotels.co.uk/cardrona/golf)



Licence information, certificates and insurance details

SBC Short Term let licence

Gas safety certificate

Electric safety certificates

Property insurance through Intelligent Insurance (building and contents except STL contents)

Liability insurance through Simply Business Insurance (including STL contents)