

Supporting **and** Strengthening **our** Communities



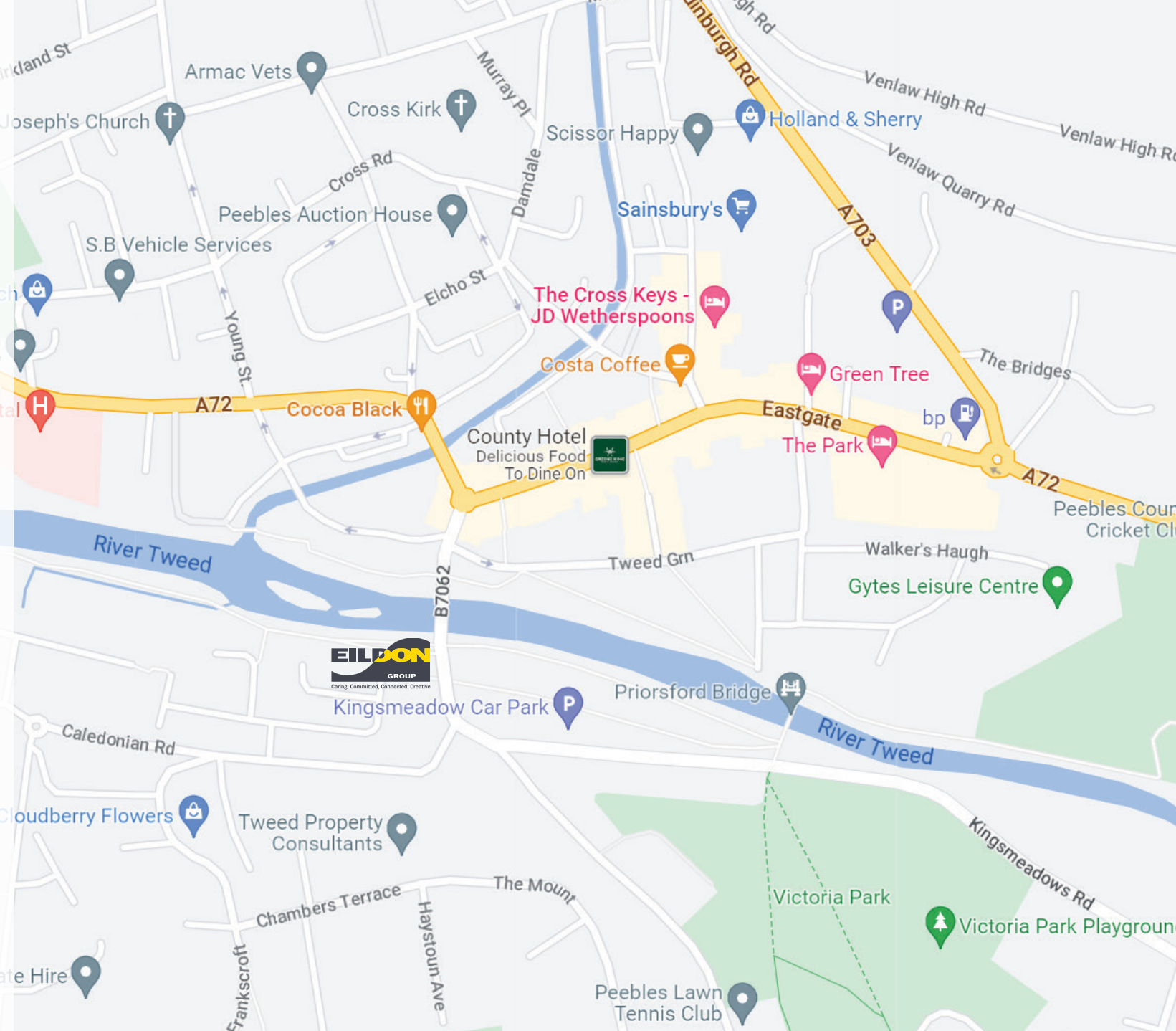
Caledonian Court Peebles

The town centre is a two minute walk with regular bus connections to Edinburgh and other parts of the Borders.

The town offers a range of amenities including a theatre, restaurants, hotels, pubs and a range of shops. There is a health centre within the local Hay Lodge Cottage hospital, with the larger Borders General Hospital situated near Melrose which is around 23 miles away.

Just outside the town, the spectacular Dawyck Botanic Gardens and Kailzie Gardens are popular attractions, as is Glentress Forest, making Peebles ideal for walking, cycling and other activities, including tennis, rugby, football and bowling clubs.

Overall, it offers a fabulous range of amenities to tenants living in Caledonian Court.



Peebles

Property Information

Colony

The home comprises:

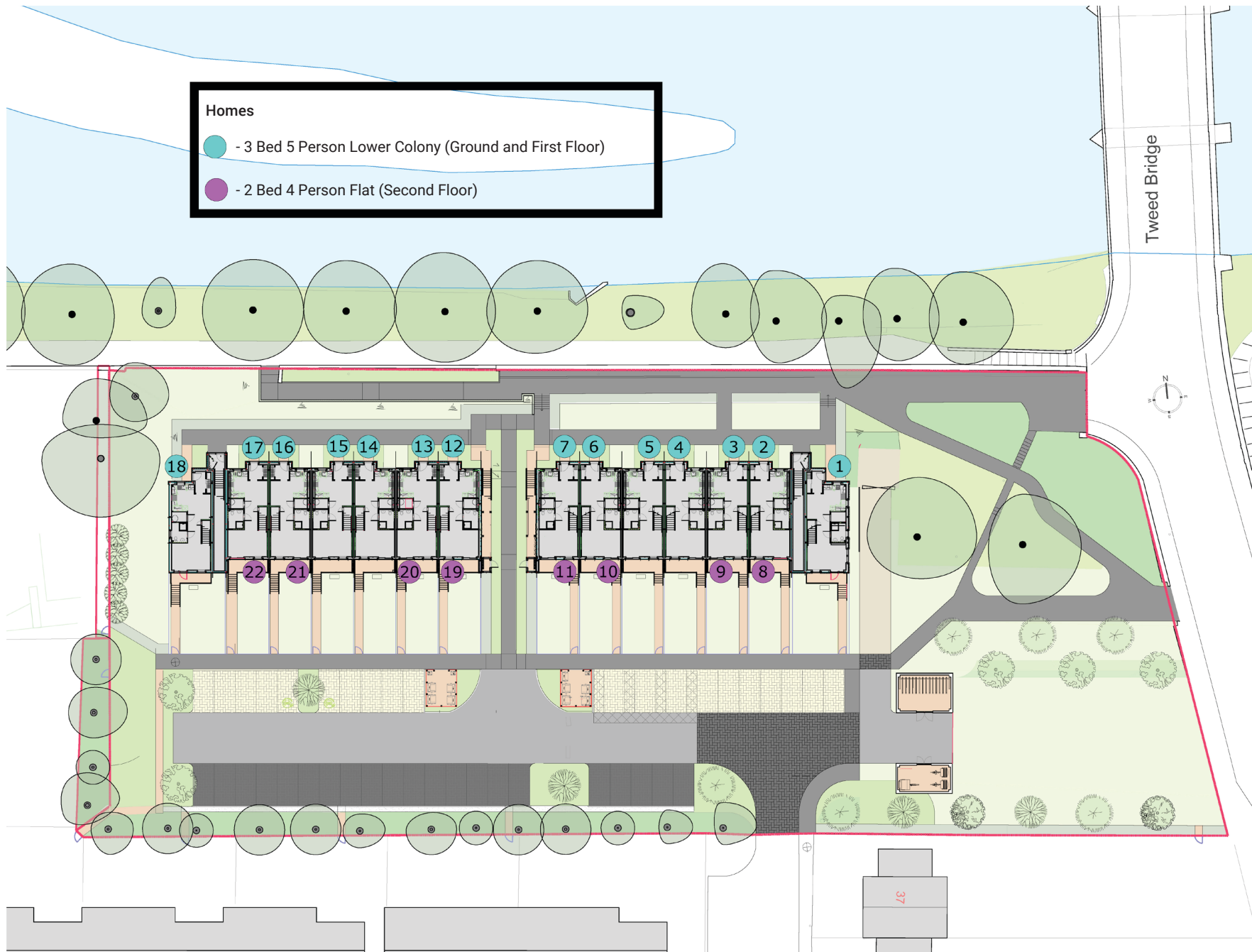
- air source heat pump
- rear garden with space for clothes drying
- 3 bedrooms
- kitchen / dining area / livingroom
- downstairs WC / shower room
- upstairs bathroom

Flat

The home comprises:

- electric central heating
- hot water cylinders
- 2 bedrooms
- kitchen / dining area / livingroom
- bathroom

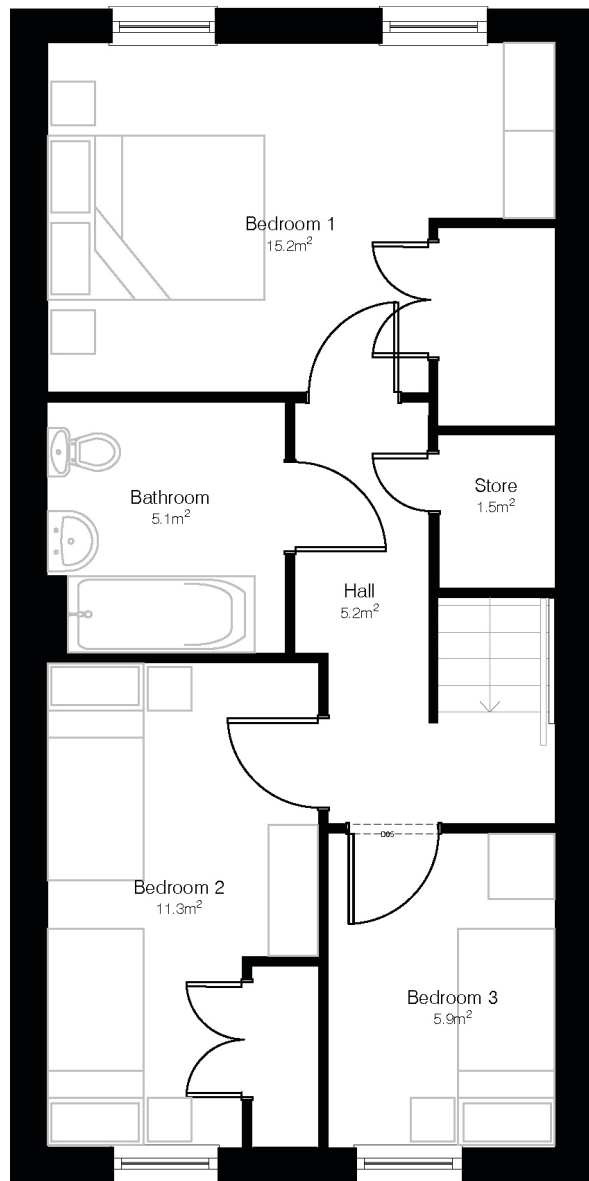




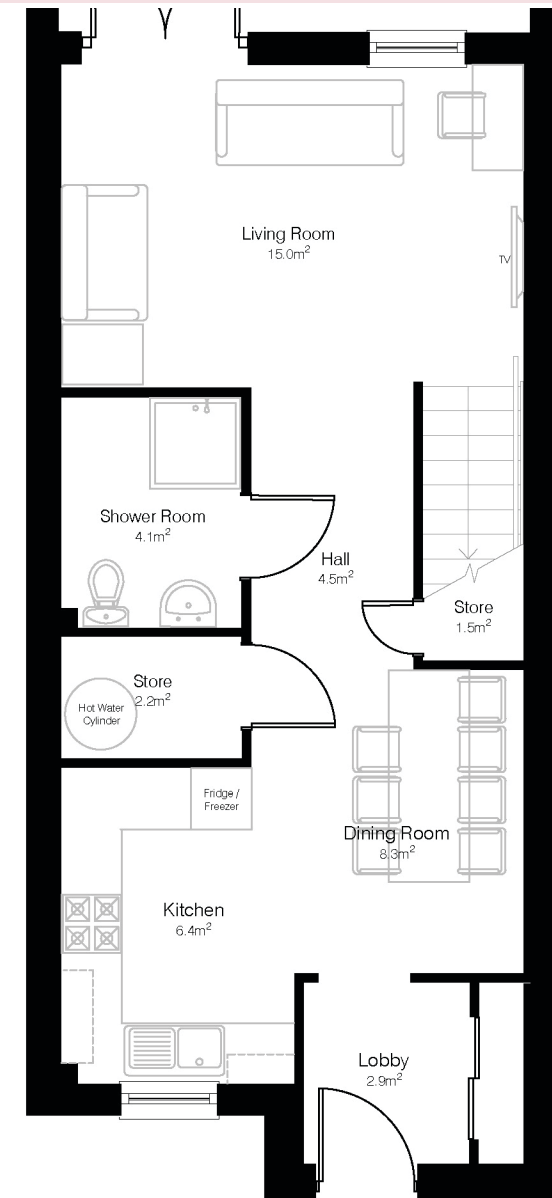
Site Layout

3 bedroom 5 person colony home: £589.43 pcm, no. 1 - 7 Caledonian Court

House area: 89.1 / 89.4 sqm (Dimensions are indicative only. Please do not use these for ordering floor coverings).



First Floor

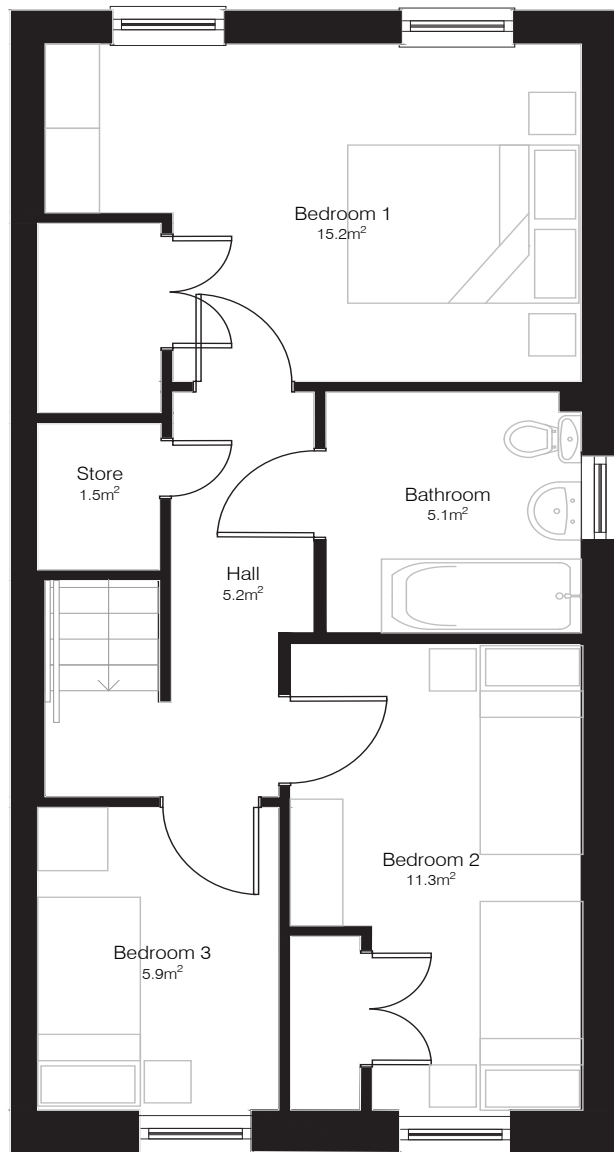


Ground Floor

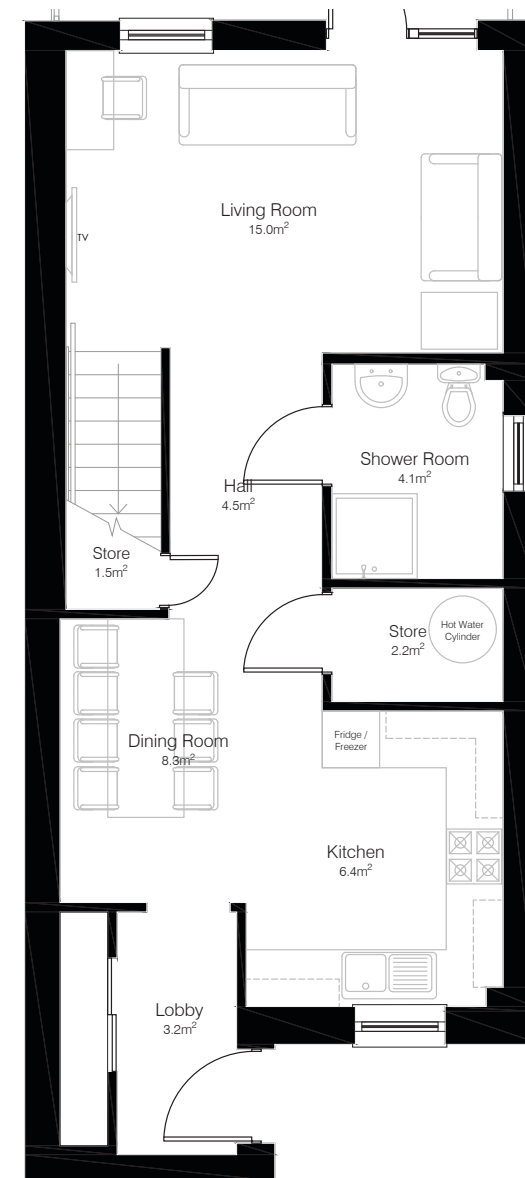
Colony Home Type 1 - 3 bedroom 5 person

3 bedroom 5 person colony house: £589.43 pcm, no.12 - 18 Caledonian Court

House area: 89.1 / 89.4 sqm (Dimensions are indicative only. Please do not use these for ordering floor coverings).



First Floor



Ground Floor

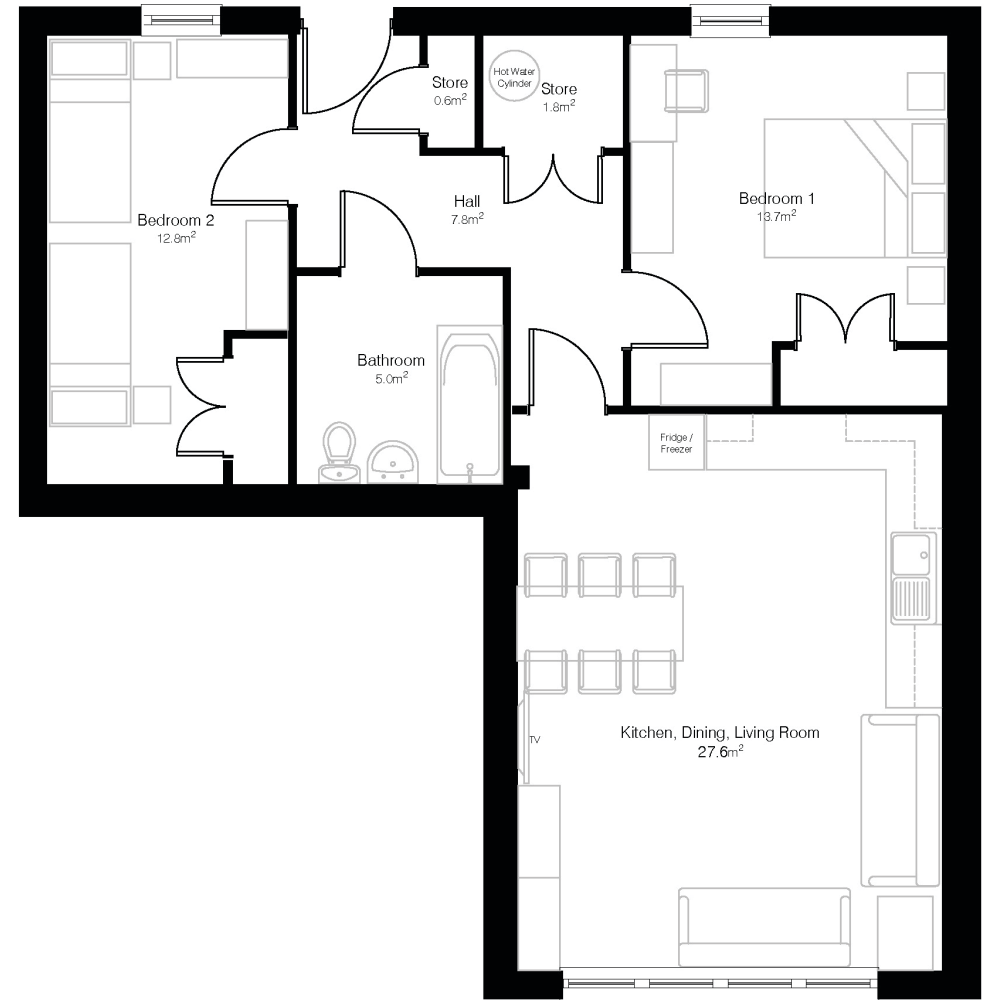
Colony Home Type 2 - 3 bedroom 5 person

2 bedroom 4 person flat: £532.00 pcm

Flat area: 68 / 69.3 sqm (Dimensions are indicative only. Please do not use these for ordering floor coverings).



Flats 8 - 11



Flats 19 - 22

Flat Type 1 - 2 bedroom 4 person

Q Is it ok to decorate my new home?

A. Yes, however, please do not paint or hang wallpaper during the first 12 months as the plaster needs time to settle. Wallpaper and paint can also conceal any minor defects that may appear during this period.

Q Can I hang items on my wall?

A. Yes, you can hang pictures and small items on your walls. Please note that you may be asked to fill any holes and redecorate when you move out.

Q Can I keep a pet in my home?

A. Yes, you can apply for permission to keep a pet, we normally give permission for a maximum of two pets in a house and one pet in a flat. We will provide you with details of our pet policy.

Q. Do the upstairs bathrooms in the houses have a shower over the bath as well as the downstairs shower room or is it just a bath?

A. Yes, upstairs bathrooms have shower over baths as a second shower within the property.

Q Why do some homes have environmental sensors installed?

A. Certain homes have sensors installed to monitor indoor air quality, energy consumption and check for damp and mould. The sensors send data to the cloud for remote monitoring and to provide an early warning of any defects within the home. Sensors are installed to make sure the quality of the homes are to the high standards expected. Sensors are powered by internal batteries and do not use electricity from the property. Six homes will be fitted with sensors within the development and your Housing Officer will discuss these with you when you take the keys.

Q I live in one of the upper colony flats, where can I dry my washing?

A. You can dry your washing inside your home using clothes airers. Please ensure that you ventilate your home by opening windows, keeping window vents open, and leaving humidistat fans switched on at the wall. These use minimal energy and are designed to operate when they detect moisture in the air.

Q Who supplies my electricity?

A. All properties in Caledonian Court are supplied by British Gas and we will set up an account for you at the start of your tenancy. You can of course choose to switch suppliers if you wish.

Q Where do I put my household waste?

A. There are two bin stores within the development, which contain communal bins for general waste and recycling. If you have additional recycling or waste from moving home, please take it to your local recycling centre to help prevent the bins from overflowing. We would also ask that you do not leave any rubbish on the floor in the bin stores, as the council will not remove it and it may obstruct access for bin collections.

Q Does my home have a garden?

A. The lower colony houses in the development have enclosed rear gardens. The upper colony flats do not have designated garden space. We are planting an orchard area at the entrance to the development, which will provide a welcoming green space for all residents to enjoy.

Q I live in an upper colony flat, is it ok to store items on the communal walkways and stairwells?

A. No. For fire safety reasons, no items can be stored in communal walkways or stairwells.

Q Is there somewhere I can store my bike?

A. Yes, there is a bike store within the development, which all tenants will have access to. There is also storage for the trishaws used by Cycling Without Age.

Q Is there parking in the development?

A. Yes, there are ample non-designated communal parking spaces within the development. There are also two 7kW charging pillars, which provide charging for up to four electric vehicles.

Q What height will the fences be surrounding the gardens and between neighbouring gardens?

A. Timber fences separating rear gardens will be 1200mm high.

Q Solar panels – are these connected to the flats and a brief description of how these will work.

A. Yes, each flat benefits from its own solar array. Solar panels work year-round and even in cloudy conditions but are most productive during the summer months due to longer daylight hours. Energy created by the solar panels must be used right away as there is no battery storage within the flats so the energy cannot be stored for later use. To get the most benefit, run appliances, room heaters and charge devices during daylight hours when power is being generated by the panels.

How to Contact Us

We welcome your feedback – there are many ways to let us know what you think.



The Weaving Shed, Ettrick Mill,
Dunsdale Road, Selkirk TD7 5EB



EildonHousing



@eildonhousing



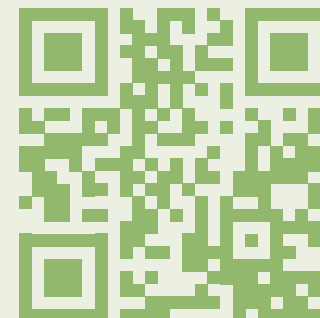
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