



# Pesco Mills

– Luxury Over 55s Apartments –



**JIM HAY**  
ESTATE AGENTS

Peter Scott knitwear factory has had a long association with the town of Hawick dating back to the 1800s. Located at their Buccleuch Street premises for many a year, until its closure a few years ago, due to the decline in knitwear manufacturing throughout the country.

The factory was purchased in recent times by Pesco Developments Ltd, with a view to turning the former knitwear premises into luxury over 55s apartments. We are delighted to say the development of the first phase of 10 stunning apartments is now underway.



Hawick has long been crying out for such a development, a safe secure residence where like-minded over 55s, can enjoy quality living in a peaceful environment.

Many mature couples live in large family houses, a high proportion of which are on the boundaries of town or at the top of a hill, due to the very nature of the town's layout. They have large gardens, which they now struggle to maintain, or perhaps they reside near a river and have fear of flooding, all points that I have heard people make, in the last few years.

At Pesco Mills, you will have none of these concerns; you will be living in a safe, secure development, with your own private parking space, landscaped gardens, easy flat walking access to the town centre, beside like-minded people.

We hope to have the show-house available for viewing in May 2020, but reservations and deposits are now being taken, with several apartments already reserved. You can reserve from as little as £1000 today, giving you the security that you get the apartment you want and the time if required to sell your own property.

If you are ready to make the move, to downsize without compromise on quality, size and location, now's the time, don't worry about the sale of your own property, we can undertake that, ensuring a seamless process from start to finish.

Start living your retirement dream now, "Don't Delay Call Jim Hay" now to reserve your new home.



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# GENERAL SPECIFICATION

- Each apartment is very individual in size and layout, but all have the same high-end specification and quality design features.
- Located over 2 floors, with 5 apartments on each level, 5 with lift access, all with private covered under parking or designated parking space. Most apartments have a private balcony or Juliet style balcony.
- The upper floor apartments, all have vaulted ceilings in the open-plan kitchen/dining/living areas with light flooding in from the large windows, some of which have windows on 3 sides.
- Each apartment apart from No. 2, has 2 bedrooms, one with en-suite
- Each apartment shall be fitted with a high specification kitchen and bathrooms, with clients having the opportunity to pick their own style from a selected list, once their apartment has been reserved.
- The apartments are serviced by mains gas, electric and water, all will have separate combi-boilers.
- Alarm systems are fitted as standard, as are connections to the development CCTV system. Also as standard is the door entry system and hard wired "Sonus" speakers system in each apartment.
- A factors charge shall be payable by each owner for the maintenance and upkeep of all communal areas, security systems, roofing, lift maintenance etc. More information on this and costs shall be available as the development progresses.
- At least one person on the title deeds must be aged 55 or over.



## Apartment 4

### Living Area

(Artist's Impressions)





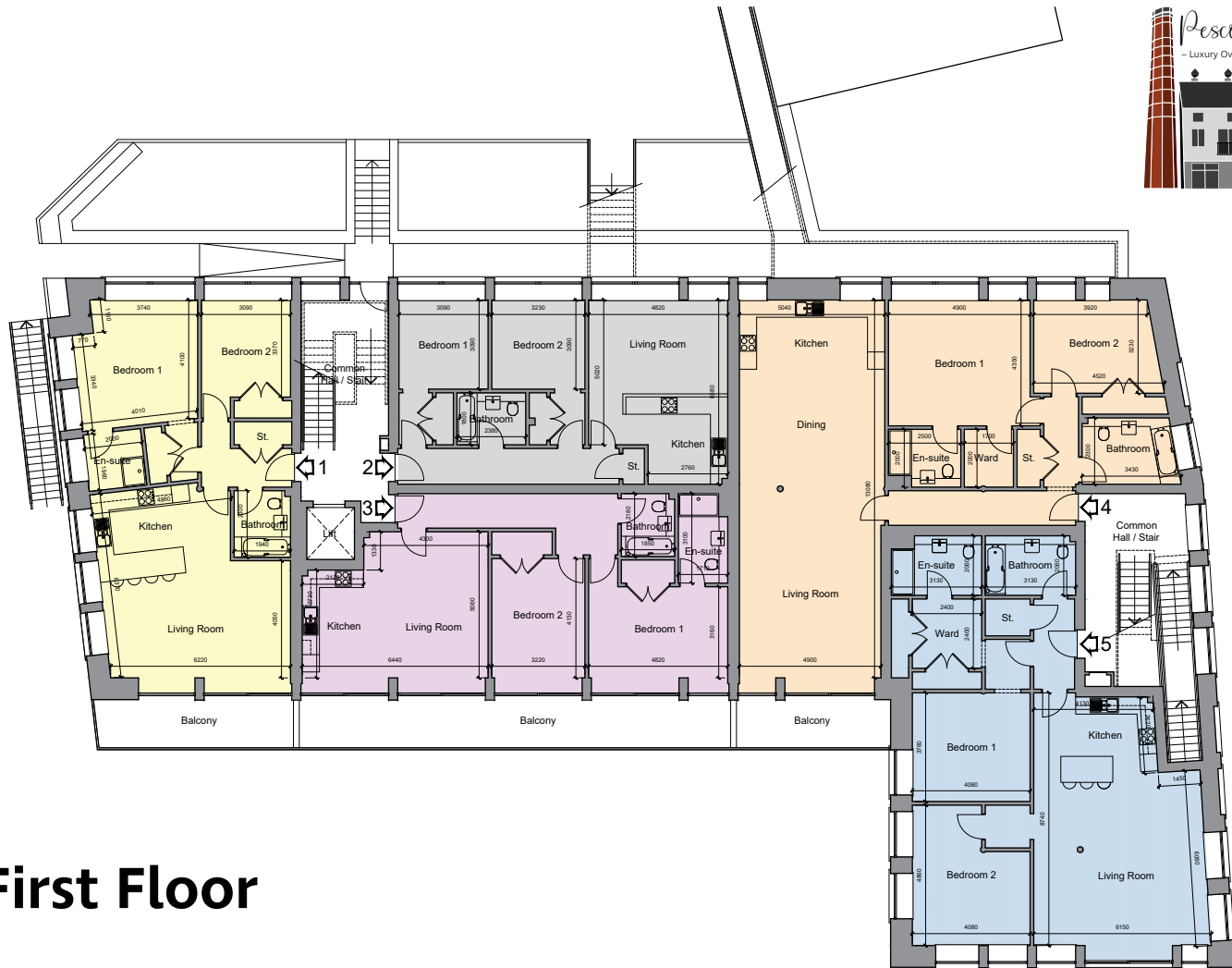


## Apartment 4

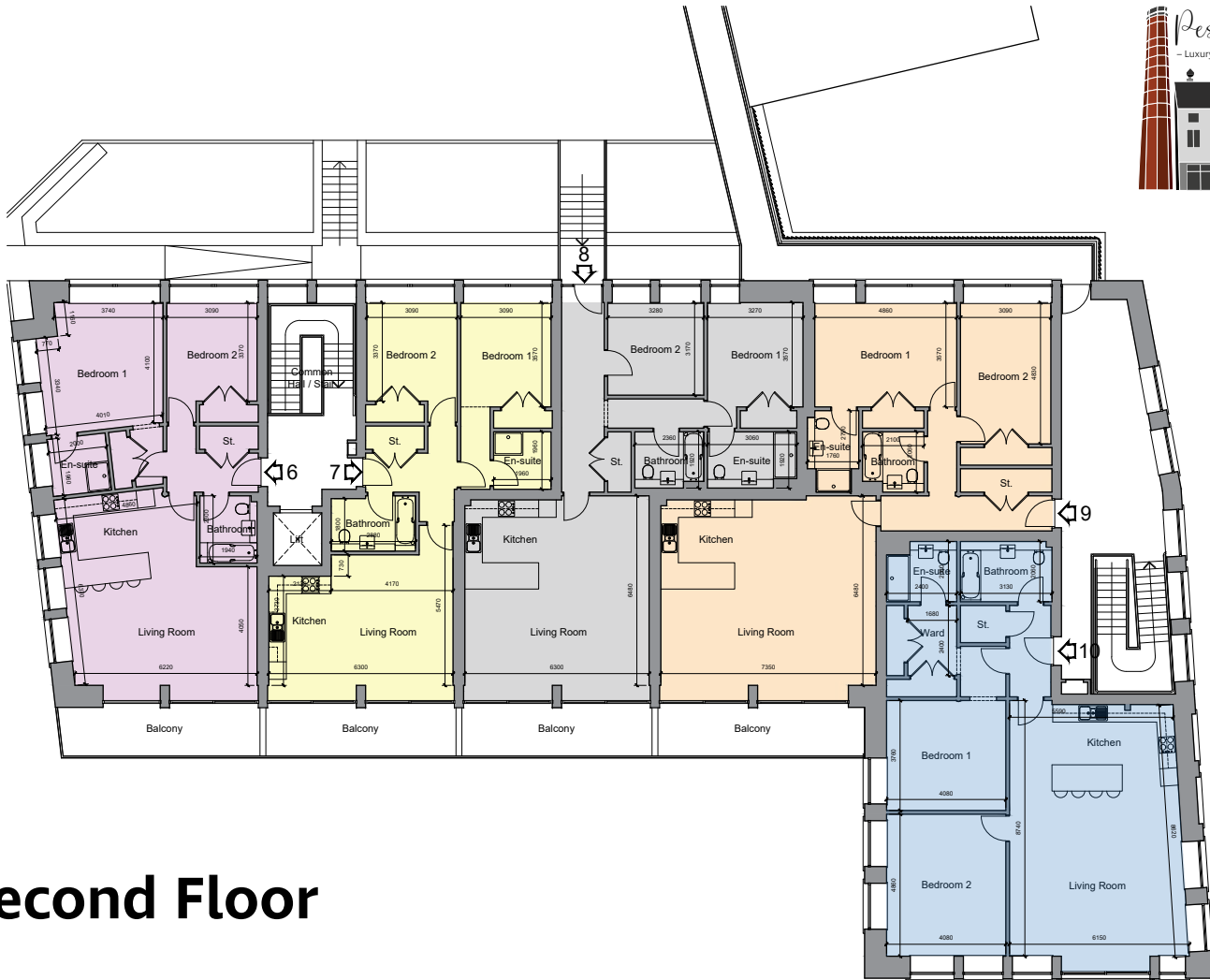
### Kitchen/Dining Area

(Artist's Impressions)





**First Floor**



**Second Floor**



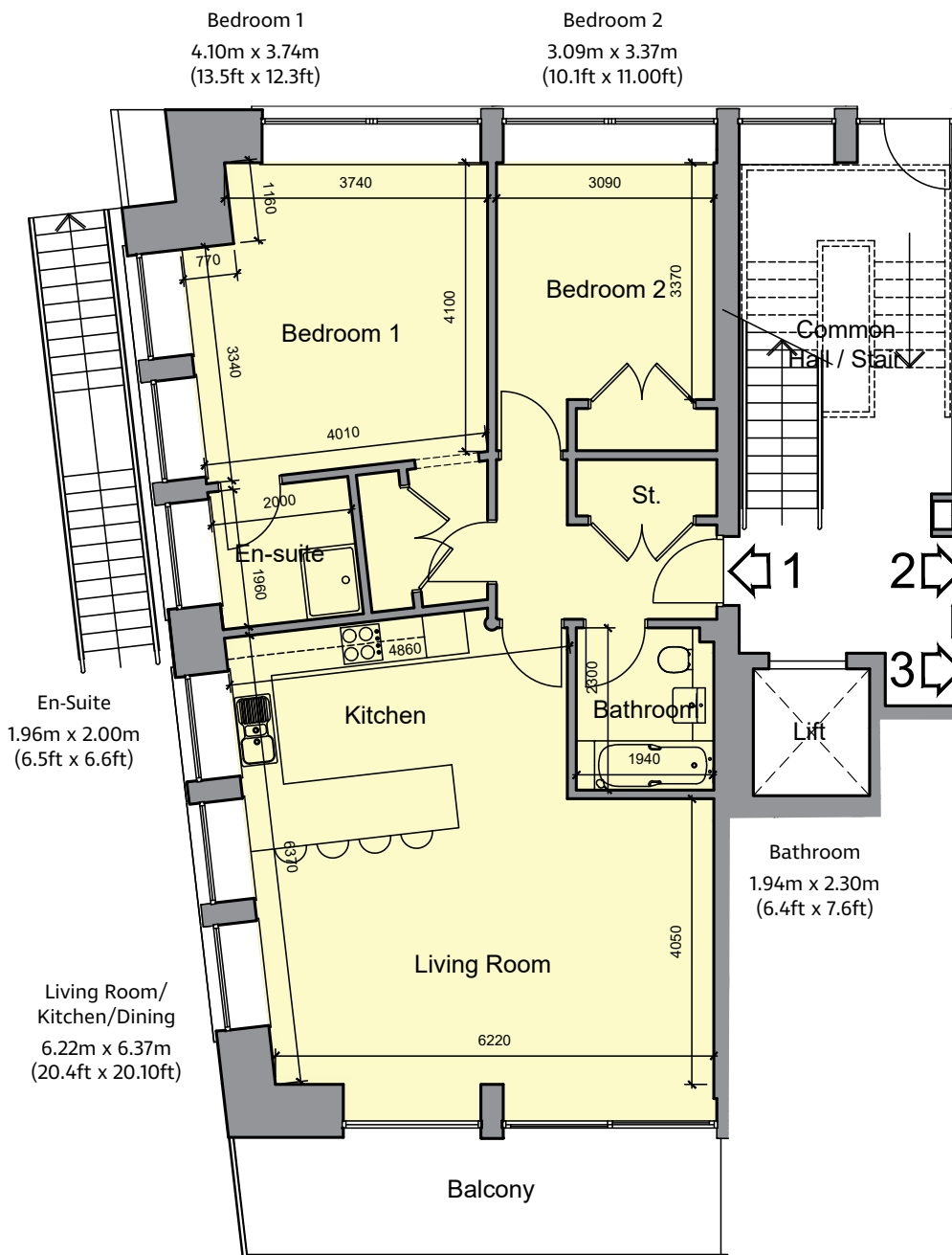
# First Floor Apartment 1

LA, UP, B, WO3S  
Total Floorspace, 100 SQM (1076 SQ FT)  
Price £165,000

Key:

UP = Under Parking  
LA = Lift Access  
DP = Designated Parking  
PE = Private Entrance  
B = Balcony  
JB= Juliet Balcony  
FHC = Full Height Ceilings in Living Area  
WO3S= Windows on 3 sides







# First Floor Apartment 2

LA, UP, PE

Total Floorspace, 76 SQM (818 SQ FT)

Price £130,000

Key:

UP = Under Parking

LA = Lift Access

DP = Designated Parking

PE = Private Entrance

B = Balcony

JB= Juliet Balcony

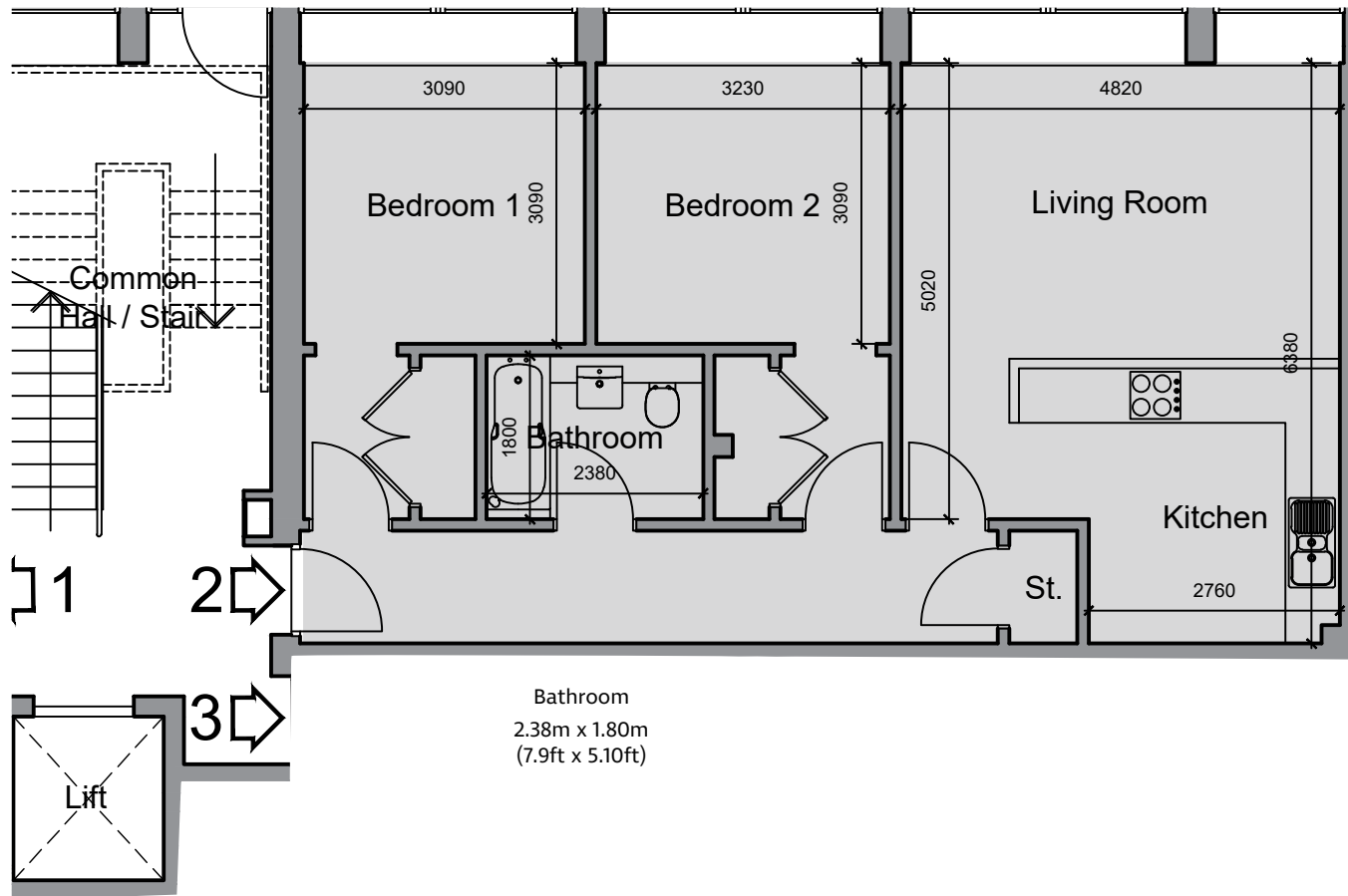
FHC = Full Height Ceilings in Living Area

WO3S= Windows on 3 sides

Bedroom 1  
3.09m x 3.09m  
(10.1ft x 10.1ft)

Bedroom 2  
3.23m x 3.09m  
(10.7ft x 10.1ft)

Living Room/  
Kitchen/Dining  
4.82m x 6.38m  
(15.9ft x 20.11ft)





# First Floor Apartment 3

LA, UP,B

Total Floorspace, 100 SQM (1076 SQ FT)

Price £185,000

Key:

UP = Under Parking

LA = Lift Access

DP = Designated Parking

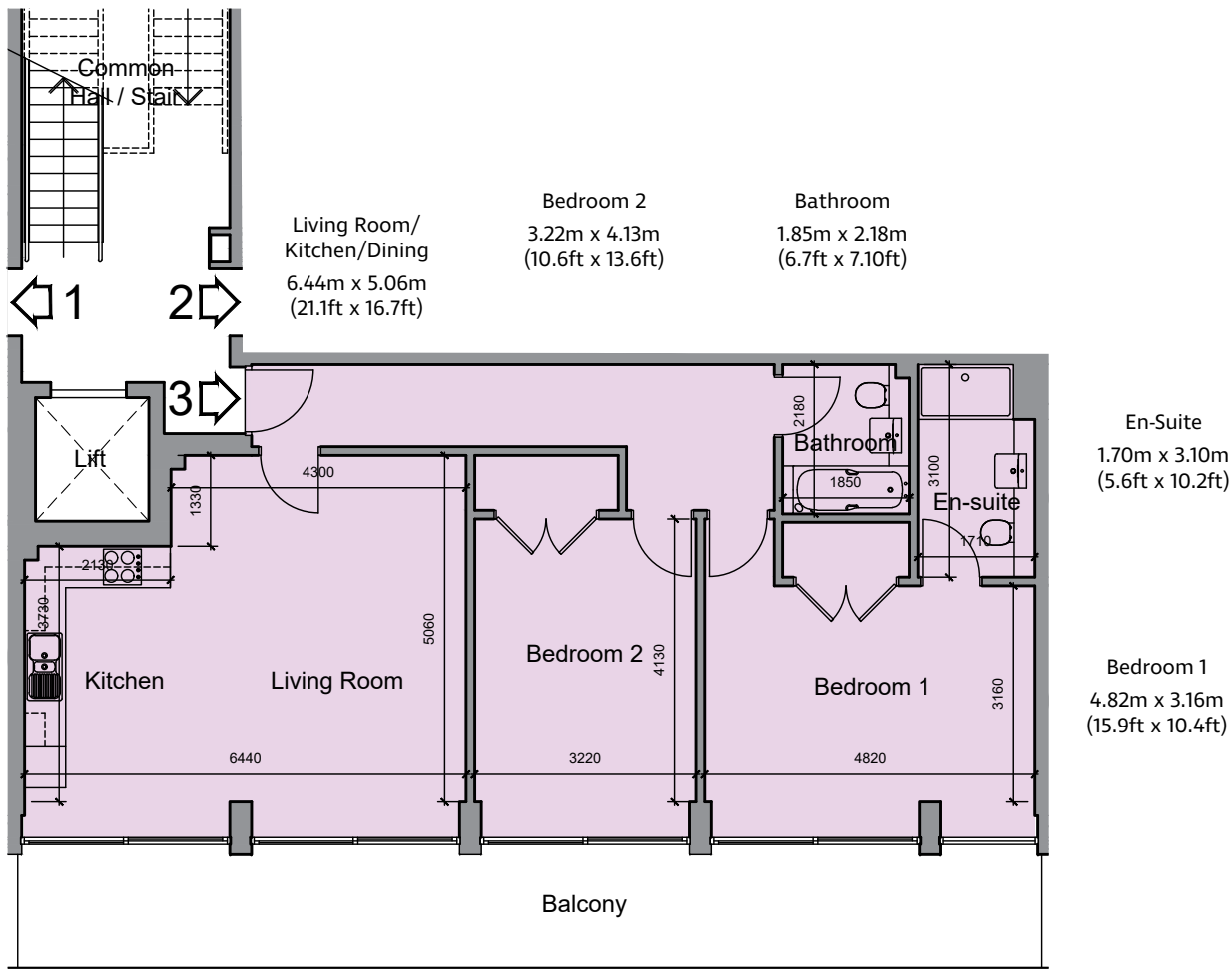
PE = Private Entrance

B = Balcony

JB= Juliet Balcony

FHC = Full Height Ceilings in Living Area

WO3S= Windows on 3 sides







# First Floor Apartment 4

DP, WO3S, B  
Total Floorspace 145 SQM (1560 SQ FT)  
Price £210,000

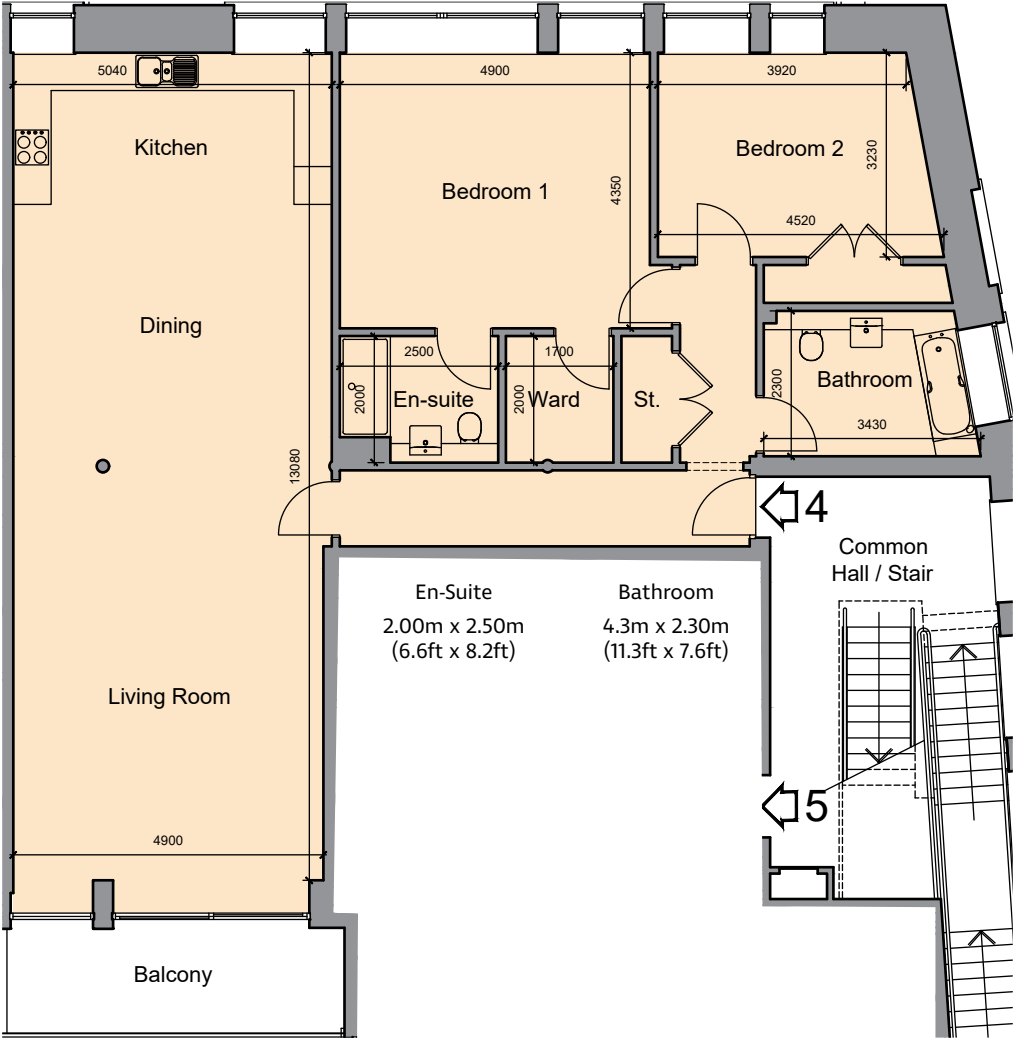
Key:

UP = Under Parking  
LA = Lift Access  
DP = Designated Parking  
PE = Private Entrance  
B = Balcony  
JB= Juliet Balcony  
FHC = Full Height Ceilings in Living Area  
WO3S= Windows on 3 sides

Living Room/  
Kitchen/Dining  
4.90m x 13.08m  
(16ft x 42.11ft)

Bedroom 1  
4.90m x 4.35m  
(16ft x 14.3ft)

Bedroom 2  
4.52m x 3.23m  
(14.10ft x 10.7ft)





# First Floor Apartment 5

UP, WO3S, JB  
Total Floorspace 130 SQM (1400 SQ FT)  
Price £195,000

Key:

UP = Under Parking  
LA = Lift Access  
DP = Designated Parking  
PE = Private Entrance  
B = Balcony  
JB= Juliet Balcony  
FHC = Full Height Ceilings in Living Area  
WO3S= Windows on 3 sides

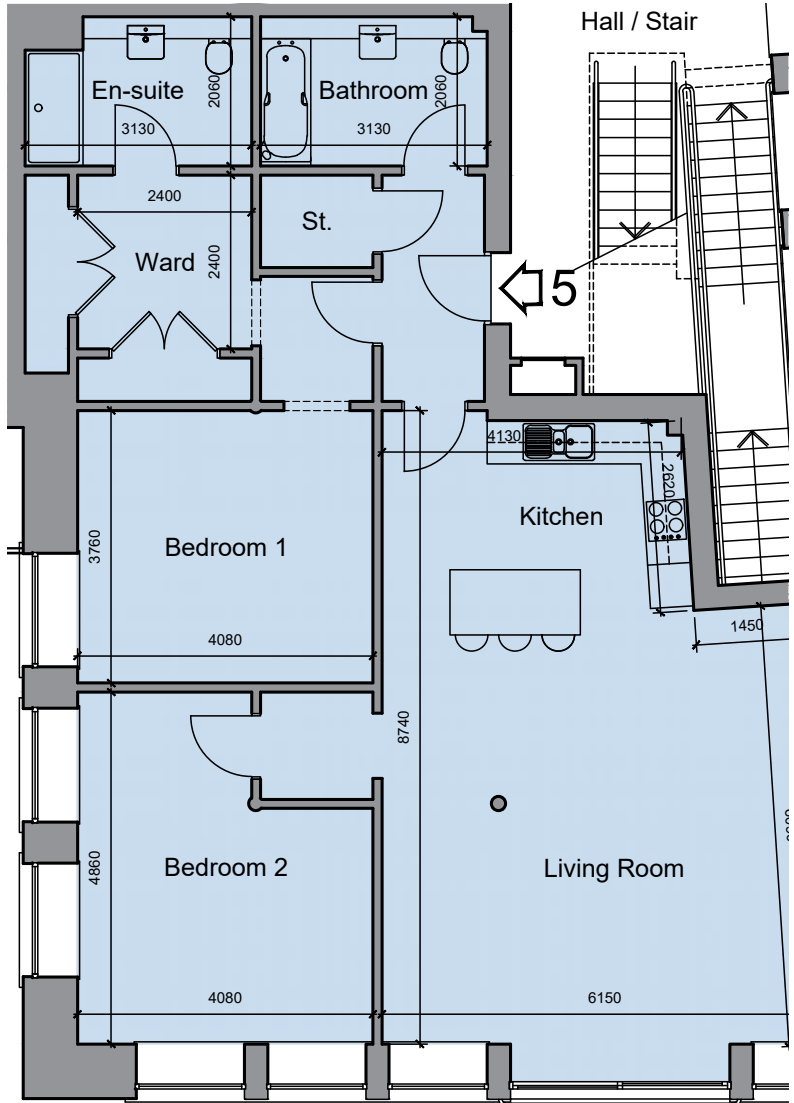
Bathroom  
3.13m x 2.08m  
(10.3ft x 6.9ft)

En-Suite  
3.13m x 2.06m  
(10.3ft x 6.9ft)

Walk in  
Wardrobe  
2.40m x 2.40m  
(7.10ft x 7.10ft)

Bedroom 1  
3.76m x 4.08m  
(12.4ft x 13.4ft)

Bedroom 2  
3.76m x 4.08m  
(12.4ft x 13.4ft)



Living Room/  
Kitchen/Dining  
6.15m x 8.74m  
(20.2ft x 28.8ft)



## Second Floor Apartment 6

UP, LA, WO3S, B, FHC,  
Total Floorspace 100 SQM (1076 SQ FT)  
Price £175,000

Key:

UP = Under Parking

LA = Lift Access

DP = Designated Parking

PE = Private Entrance

B = Balcony

JB= Juliet Balcony

FHC = Full Height Ceilings in Living Area

WO3S= Windows on 3 sides



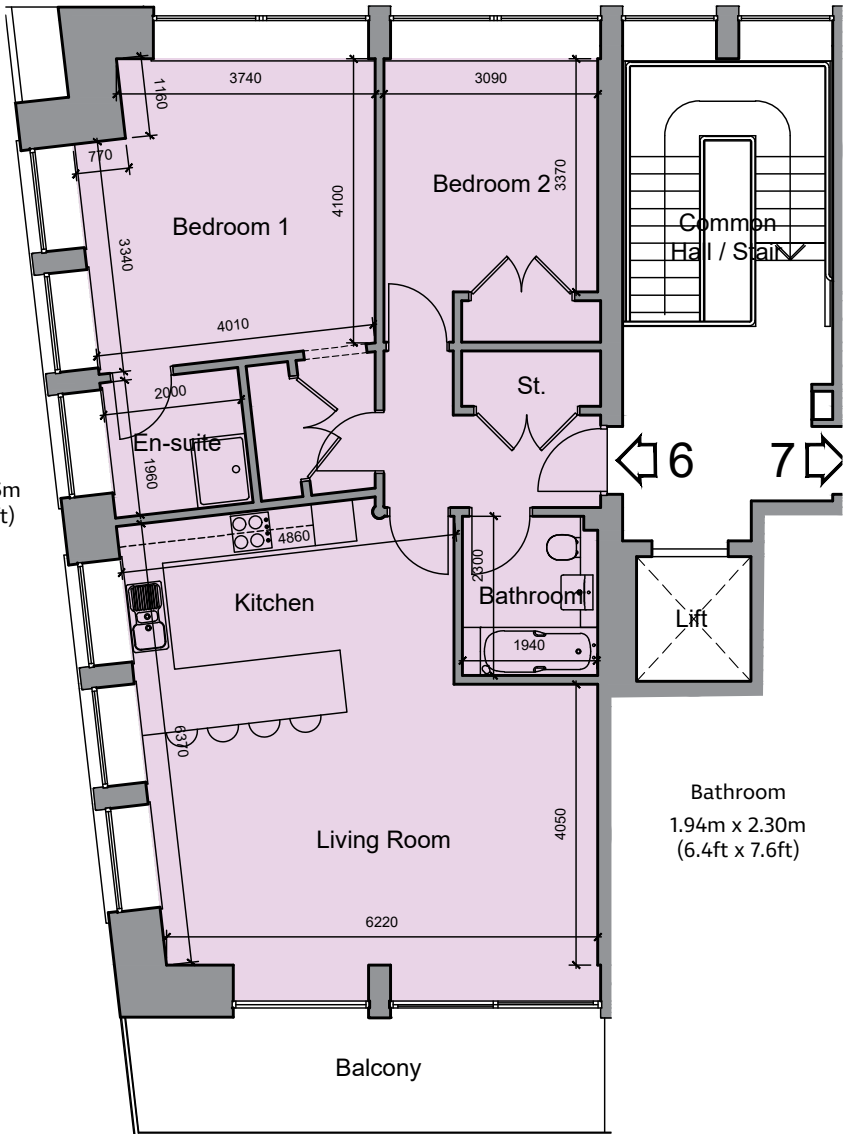
Bedroom 1  
4.10m x 4.10m  
(13.5ft x 13.5ft)

Bedroom 2  
3.09m x 3.37m  
(10.1ft x 11.0ft)

En-Suite  
2.00m x 1.95m  
(6.6ft x 6.4ft)

Bathroom  
1.94m x 2.30m  
(6.4ft x 7.6ft)

Living Room/  
Kitchen/Dining  
6.22m x 8.37m  
(20.4ft x 27.5ft)





# Second Floor Apartment 7

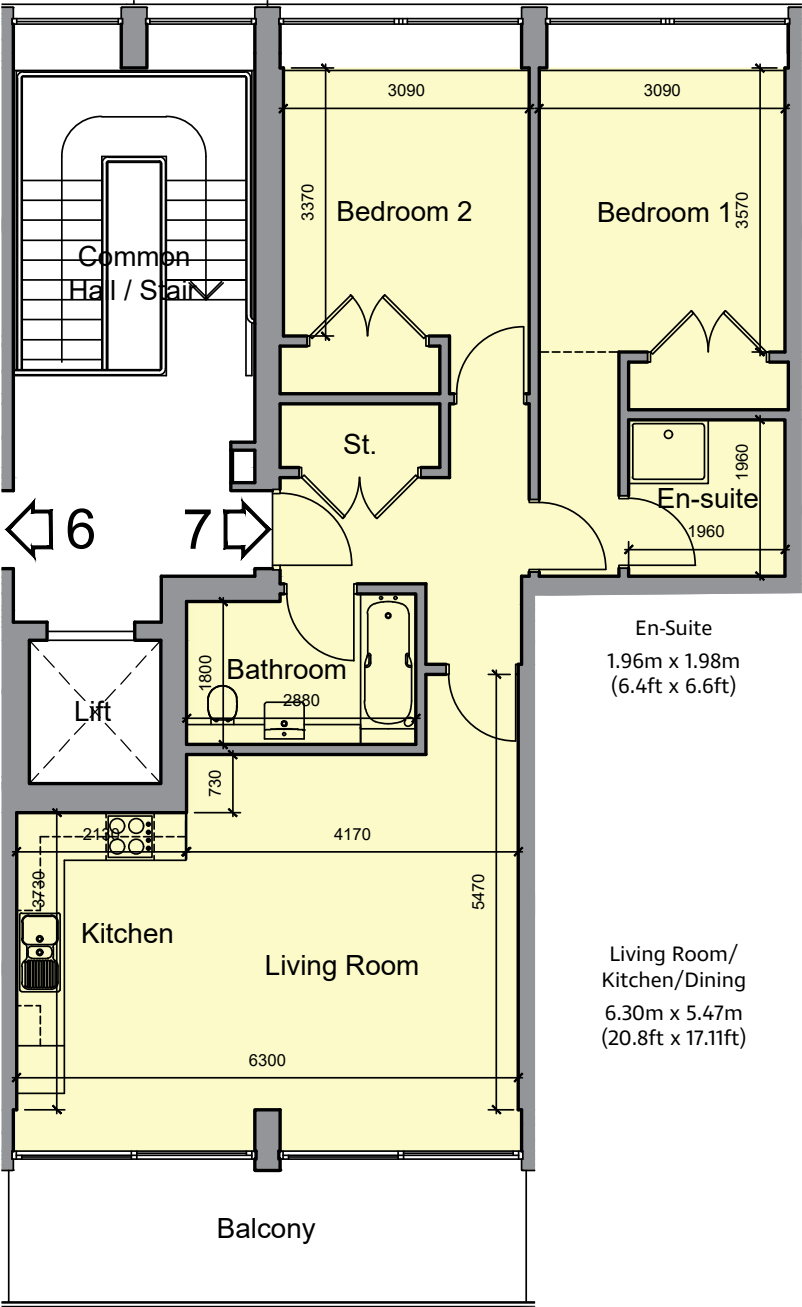
UP, LA, B, FHC  
Total Floorspace 85 SQM (915 SQ FT)  
Price £155,000

Key:

UP = Under Parking  
LA = Lift Access  
DP = Designated Parking  
PE = Private Entrance  
B = Balcony  
JB= Juliet Balcony  
FHC = Full Height Ceilings in Living Area  
WO3S= Windows on 3 sides

Bedroom 2  
3.09m x 3.37m  
(10.1ft x 11.00ft)

Bedroom 1  
3.57m x 3.09m  
(11.8ft x 10.1ft)



Bathroom  
1.80m x 2.88m  
(5.10ft x 9.5ft)

En-Suite  
1.96m x 1.98m  
(6.4ft x 6.6ft)

Living Room/  
Kitchen/Dining  
6.30m x 5.47m  
(20.8ft x 17.11ft)

Balcony



## Second Floor Apartment 8

PE, DP, B, FHC

Total Floorspace 100 SQM (1076 SQ FT)

Price £180,000

Key:

UP = Under Parking

LA = Lift Access

DP = Designated Parking

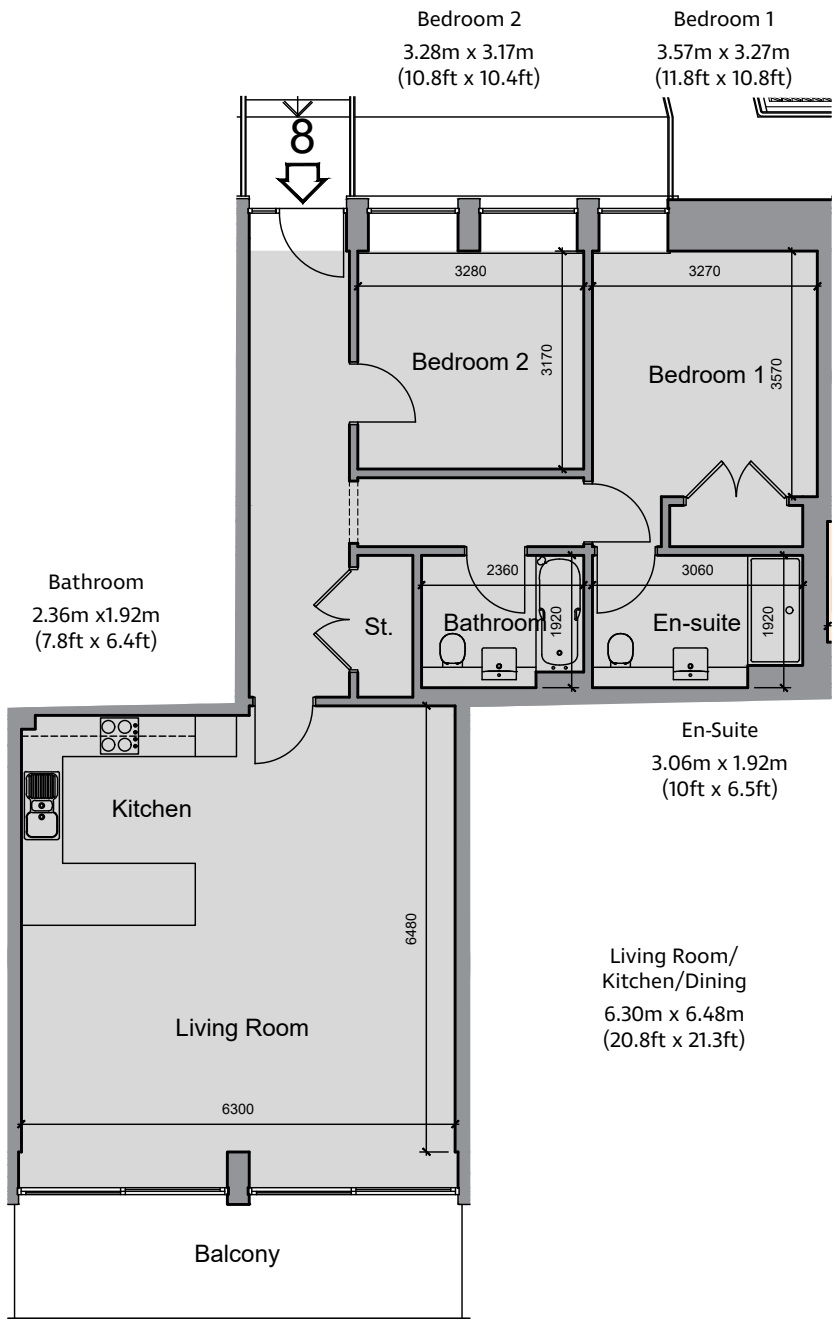
PE = Private Entrance

B = Balcony

JB= Juliet Balcony

FHC = Full Height Ceilings in Living Area

WO3S= Windows on 3 sides







## Second Floor Apartment 9

UP,B, FHC

Total Floorspace, 117 SQM (1260 SQ FT)

Price £200,000

Key:

UP = Under Parking

LA = Lift Access

DP = Designated Parking

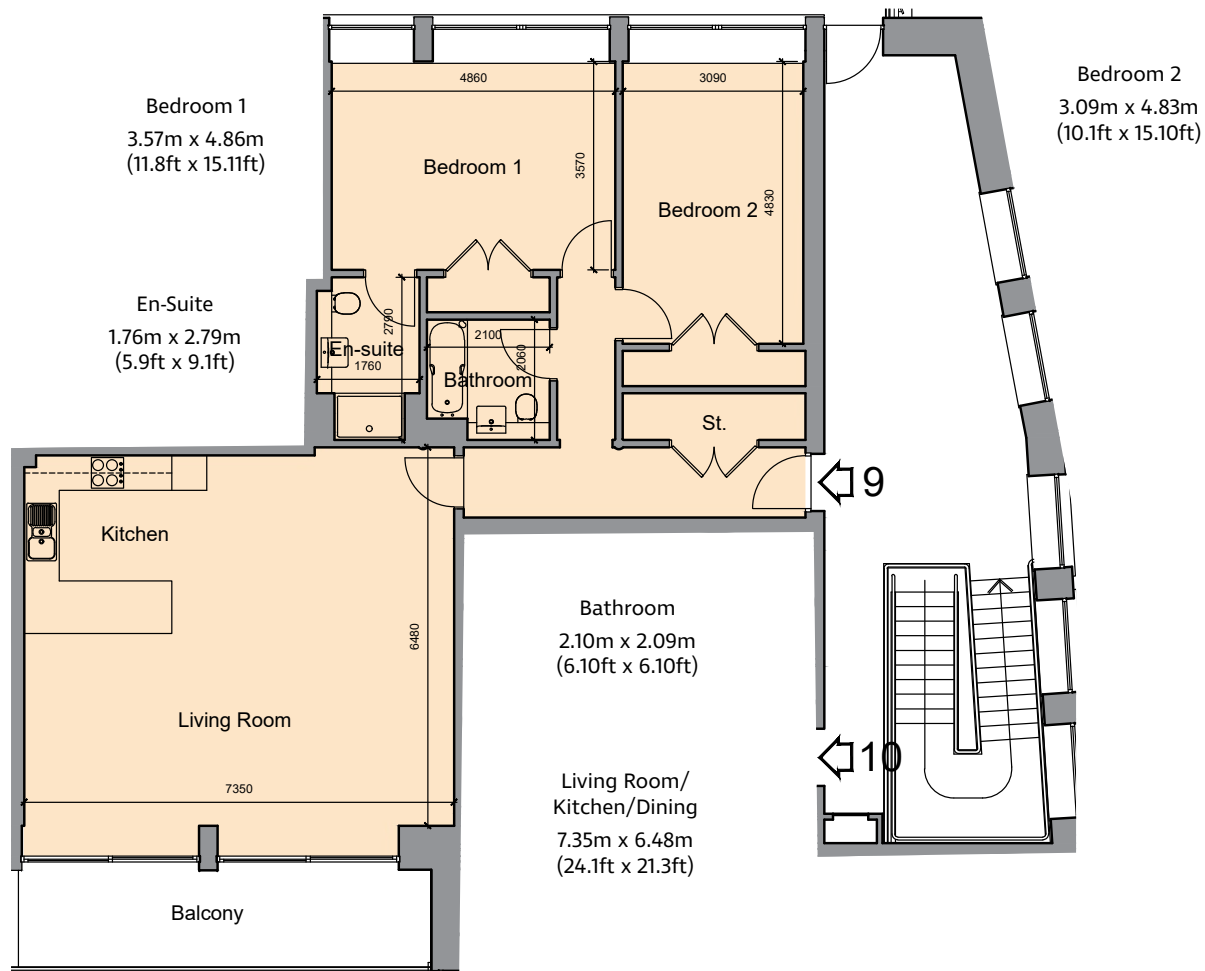
PE = Private Entrance

B = Balcony

JB= Juliet Balcony

FHC = Full Height Ceilings in Living Area

WO3S= Windows on 3 sides





## Second Floor Apartment 10

UP, JB, WO3S, FHC  
Total Floorspace, 130 SQM (1400 SQ FT)  
Price £210,000

Key:

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LA = Lift Access

DP = Designated Parking

PE = Private Entrance

B = Balcony

JB= Juliet Balcony

FHC = Full Height Ceilings in Living Area

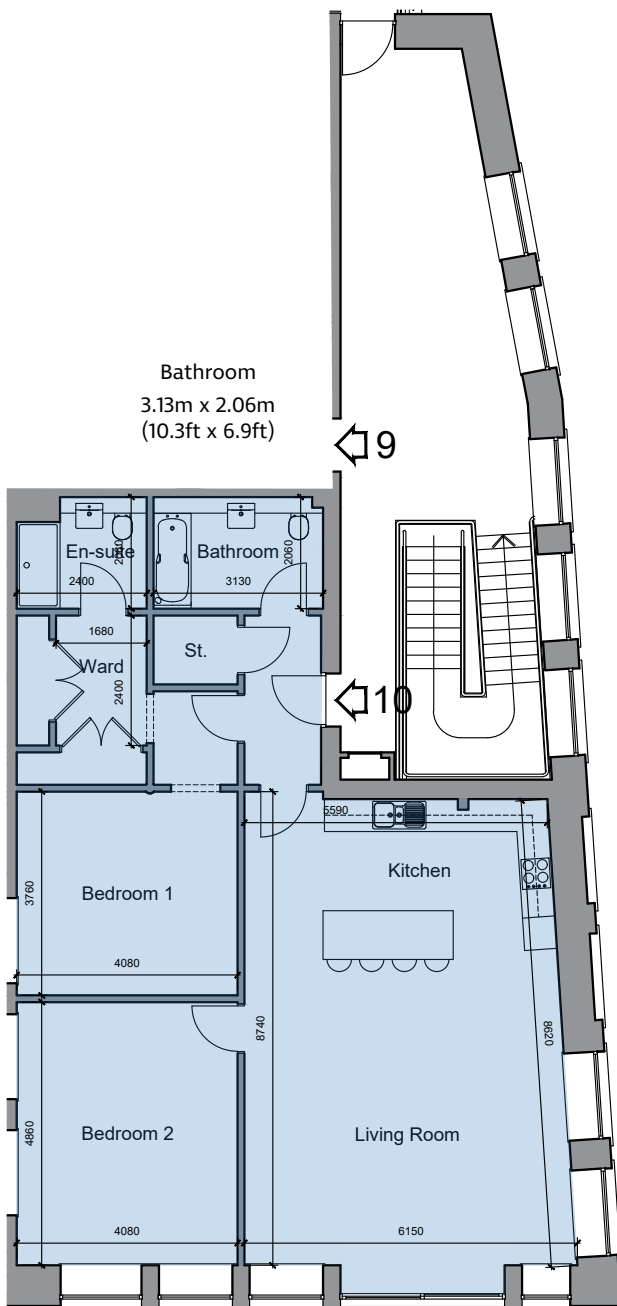
WO3S= Windows on 3 sides

En-Suite  
2.40m x 2.08m  
(7.10ft x 6.9ft)

Bedroom 1  
3.76m x 4.08m  
(12.4ft x 13.04ft)

Bedroom 2  
4.86m x 4.08m  
(15.11ft x 13.04ft)

Bathroom  
3.13m x 2.06m  
(10.3ft x 6.9ft)



Living Room/  
Kitchen/Dining  
6.15m x 8.62m  
(20.2ft x 28.3ft)

# PESCO'S OVER 55S LUXURY APARTMENTS

PRICES FROM £130,000

PRIVATE PARKING

HIGH END SPECIFICATION

LIFT ACCESS

SECURE & SAFE

CENTRAL TOWN LOCATION

PICK YOUR OWN

KITCHEN & BATHROOM

ONCE DEPOSIT SECURED

TO REGISTER YOUR INTEREST CONTACT  
JIM HAY ESTATE AGENTS NOW



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