



4 Pescos Development Hawick

Fixed Price £210000

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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 the town or at the top of a hill, due to the very nature of the towns layout. Most 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 Jan 2021, 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.

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 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.

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no 4 has its own private entrance to the rear.

\*At least one person on the title deeds must be aged 55 or over.

## **What we like about this property**

OVER 55s LIVING, SAFE & SECURE, LIFT ACCESS,  
BALCONIES, MODERN LIVING





Council Tax Band: A

EPC Rating: B

**Viewing:**

Strictly through Jim Hay, 100% accompanied .

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