

## 8 Pescos Development Hawick TD9 0BQ

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. The first phase of properties came to the market in 2021 and sold straight away. We are delighted to say that one apartment has now come back to the market.

Apartment 8, is very unique in the development, as it is the only property with its own private entrance, which is only a short walk to its own private parking space.

The accommodation comprises; Entrance Hallway, open plan, living/dining/kitchen, master bedroom, en-suite shower room, bedroom 2 and bathroom. In total around 95SQM of living space.

Finished to a very high specification, including tiled bathrooms, and quality kitchen, with all integrated white goods. Neutral decoration and quality floor coverings throughout. There is a large balcony that can be accessed via the sliding doors in the living area.

Also benefitting from CCTV entrance cameras, integrated music sound system and hard wired smoke alarms. The development is accessed via an electric security gate, controlled from each apartment along with a small gate for pedestrian access.

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.

There is a monthly residents service charge of £79 which covers, building insurance, external lighting, cctv, electric gates, roofing costs, general maintenance and cleaning of communal areas.

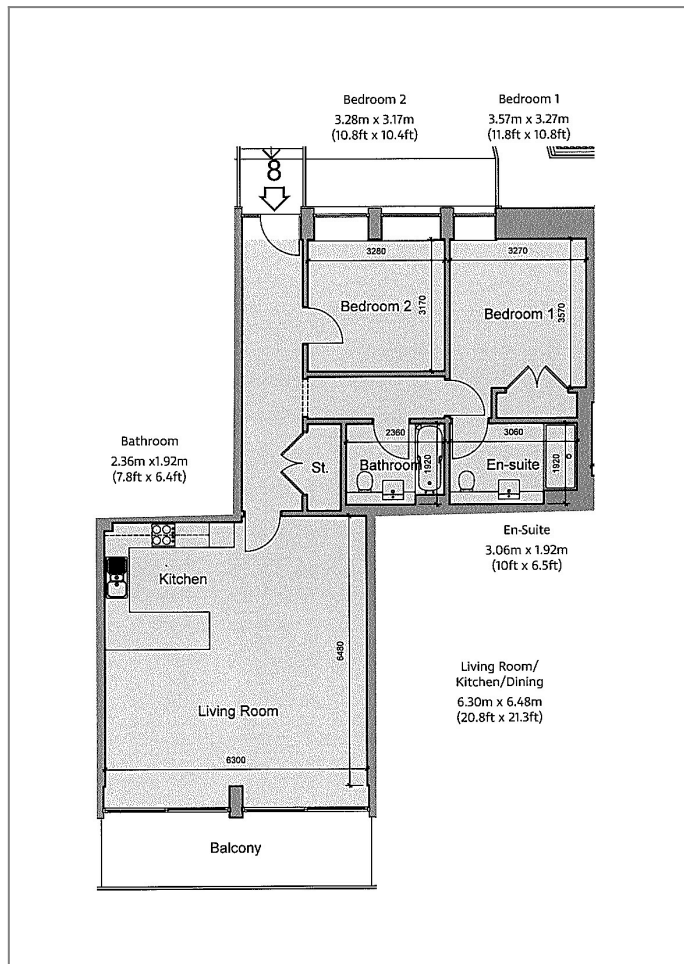
At least one person on the title deeds must be aged 55 or over.

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









Jim Hay Estate Agents Ltd

51 High Street, Hawick, Scottish Borders TD9 9BP.

Telephone: 01450 371345

Fax: 01450 374070

Email: [admin@jimhayestateagents.com](mailto:admin@jimhayestateagents.com)

Council Tax Band: C

EPC Rating: B

**Viewing:**

Strictly through Jim Hay, 100% accompanied .

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