



GRANTON WATERFRONT

In partnership with  **RETTIE**





# Scotland has some of the most ambitious climate targets in the world and a legal mandate to reach net zero by 2045

Reducing emissions from housing will play a pivotal role in reaching this target and induce as a norm, the build of more energy efficient homes supporting a new and truly sustainable urban lifestyle.

At West Shore, CCG Homes is developing a housing exemplar, so if lowering your carbon footprint is important to you today, the homes of a greener, net zero future are here now.





# Begin your journey to a greener future at West Shore in north Edinburgh

CCG Homes is leading the market in sustainable housebuilding by developing 56 one-and-two-bedroom apartments to an operational net zero standard of performance. This building design supports a contemporary and healthy living experience by nullifying carbon emissions produced under use of services such as heating, lighting, ventilation and cooling.

Low energy means lower cost and in the process of supporting the environment, homeowners will be able to enjoy the very best of an emerging new waterfront community.

*be*

# CARBON CONSCIOUS

SUSTAINABLE  
MATERIALS -  
TIMBER  
ABSORBS  
CARBON!

ZERO WASTE  
MANUFACTURING  
CONDITIONS

FEWER  
VEHICLE  
MOVEMENTS  
= LESS FUEL  
EMISSIONS

SUPER INSULATED WALLS



TRIP



Learn more



# CCG Homes' journey to net zero carbon has been 20 years in the making

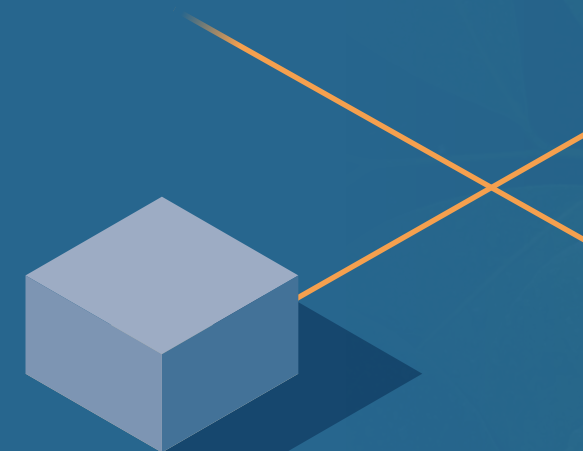
As a member of the CCG Group, recognised as one of the country's most innovative construction and manufacturing companies, CCG Homes is advantaged by the use of 'offsite' methods of construction in the creation of West Shore.

Using sustainably-sourced timber, we design, fabricate, and pre-assemble entire wall zones in a highly advanced, zero-waste factory environment. The process is quality managed and precision engineered, helping us to lower our own carbon footprint and achieve rigorous performance standards that particularly reduces heat loss. This ensures your home will stay warmer longer, naturally reduce the demand for energy and save you money on your fuel bills.

# Adopting clean energy systems is an environmental necessity

All space heating and hot water energy requirements are delivered by entirely clean (non-polluting) means. Each property at West Shore is serviced from one centralised source in the form of a district heating, air source / water source heat pump network which is one of the largest, most advanced systems of its kind in the UK.

Ambient air is extracted from the surrounding environment and used to heat water before being distributed through an insulated, underground network of pipes and fed into each property from a Heat Interface Unit (HIU). The HIU operates similar to a combination boiler by delivering the apartments with conventional radiator heating and mains pressure domestic hot water without the need for cylinder storage.



ENERGY CENTRE



WEST SHORE  
APARTMENTS

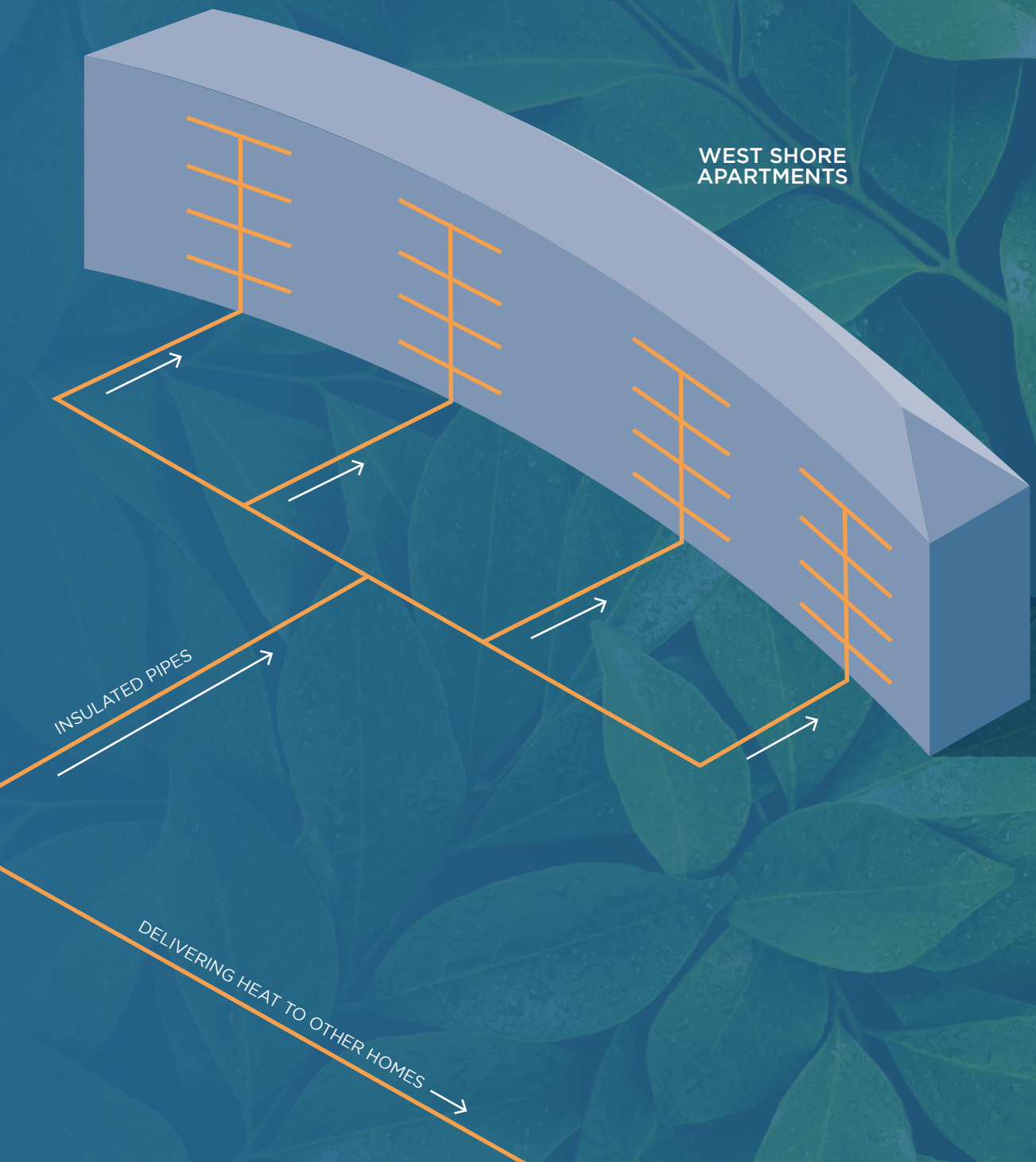


## SOLAR POWER

Roof-mounted solar panels (220) complete our clean energy strategy. The panels absorb energy from the sun during daylight hours which is then passed through an inverter to convert the energy into electricity for use by homeowners to offset energy costs.

INSULATED PIPES

DELIVERING HEAT TO OTHER HOMES



	TYPICAL 2-BEDROOM APARTMENT (76m <sup>2</sup> )	TYPICAL 2-BEDROOM WEST SHORE APARTMENT (76m <sup>2</sup> )
Heat source	Direct emissions gas condensing boiler	Zero emissions centralised air source heat pump system
Windows	Double-glazing	Triple-glazing
Solar panels	Connect to communal building supply	Connect to individual property
EPC rating	85 (B)	Up to 95 (A)
Regulated carbon emissions	38% reduction	96% reduction by 2050**

\*\*96% reduction in regulated carbon emissions refers the maximum amount of emissions can be reduced by the development upon the full decarbonisation of the National Grid. The remaining 4% is achieved by carbon offsetting measures in the City of Edinburgh. REF - 2030 Climate Strategy



**FUTURE-PROOFED  
BUILDING  
STANDARDS**



**LOWER  
EMISSIONS**



**LOWER  
FUEL BILLS**

# This combination of measures adds value today, savings costs tomorrow

The Scottish Government's roadmap to net zero requires owner-occupiers and landlords alike to become responsible for the decarbonisation of their homes from as early as 2028. This will require a minimum "good" energy efficiency standard achieving EPC 'C' rating or above by undertaking property enhancements and adoption of clean energy systems.

There is no "one size fits all" approach...so what do you do? How much will it cost? At West Shore our purchasers needn't worry about these questions as each property is future-proofed to meet the emerging building standards, delivering an immediate gain of lower fuel bills creating longer-term savings that can be retained...or enjoyed!

# A vibrant, waterfront community...

Walk to the Silverknowes Esplanade in under 5 minutes and take in that fresh sea air and a wealth of walking trails along the way. City centre? The Newhaven Tram Terminus is just 3 miles east whilst Edinburgh Waverley is accessible under 30 minutes by bicycle.





# LOCATION KEY

- Amenities**
  - 1 Morrison's Supermarket
  - 2 Lidl Supermarket
  - 3 Tesco
  - 4 Crewe Medical Centre
  - 5 Granton Library
  - 6 Granton Parish Church
  - 7 West Granton Post Office
  - 8 ASDA Leith Superstore
- Leisure**
  - 9 World of Football
  - 10 Silverknowes Golf Course
  - 11 Silverknowes Esplanade
  - 12 Barton Park Tennis Club
  - 13 Ainslie Park Leisure Centre
  - 14 Granton Harbour
  - 15 Granton Castle
  - 16 Granton Gasholder Park
  - 17 Royal Forth Yacht Club
  - 18 David Lloyd Edinburgh Newhaven Harbour
  - 19 Wardie Recreation Ground
  - 20 Lomond Park Tennis Club
- Education**
  - 21 Edinburgh College Granton Campus
  - 22 Waterfront Nursery
  - 23 Granton Primary School
  - 24 Craigroyston Community High School
- Transport**
  - 25 Newhaven Tram Terminus
  - 26 Ocean Terminal Tram Stop
  - 27 Port of Leith Tram Stop
  - 28 The Shore Tram Stop











# There is more to come...

Granton will continue to transform over the next 15 years as part of a £1.3bn regeneration to deliver 3,500 new homes and new civic, arts, leisure and commercial centres, as well as educational facilities and Europe's largest coastal park.



Learn more

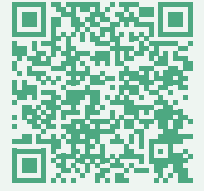
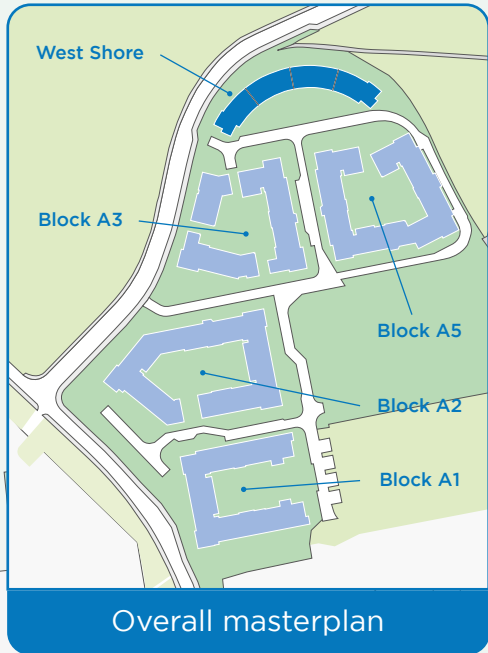


To Silverknowes Esplanade  
and West Granton Beach 

Westshore Road



WEST  
SHORE



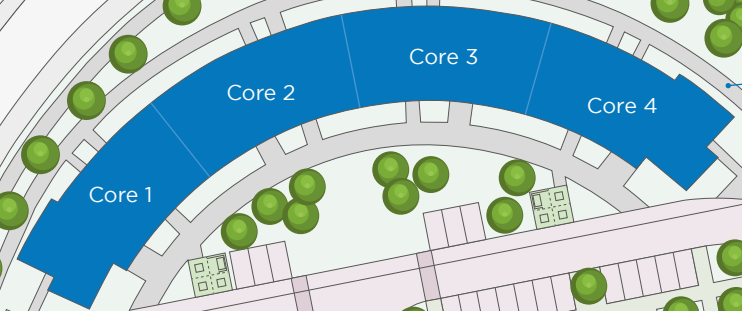
Learn more

NORTH



World of Football  
5-a-side Pitches 

Westshore Road



SUDS basin



Energy  
Centre



# Sustainable design extends beyond carbon emissions

The philosophy of environmental kindness is embedded throughout our development and across a wider masterplan of new homes that has focused on reducing car movements and promoting active travel.

West Shore stands within as a striking, crescent-shaped apartment building designed around retained biodiversity and new, communal green spaces. Homeowners will be able to enjoy the new cycle routes thanks to the provision of two secure bicycle stores for each property and where parking bays are provided, a proportion will be EV-enabled. An innovative underground refuse system will also be in place to ensure a tidier streetscape and minimise waste pollution.





# Striking a balance between comfort and convenience

Reaching up to six storeys, West Shore is designed to maximise its coastal location with selected properties – some with their own balcony terrace – enjoying spectacular views over the Forth Estuary and Forthquarter Park. A focus on open-plan living will also create an added sense of space and light, offering favourable advantage for those working from home whom will also benefit from high-speed FTTP (Fibre to the Property).

High specification is provided as standard; each kitchen has low-maintenance cabinetry and a high-grade worktop as well as integrated appliances from the household brand, Hotpoint. Bathrooms have also been finished in a sophisticated range of ceramic wall tiles which are complemented by chrome finishing and high-quality tapware and sanitaryware.

# Specification

## Kitchen

Pre-selected cabinets (Moores)  
Pre-selected worktops from (Moores)  
Multi-function single oven (Hotpoint)  
Ceramic electric hob (Hotpoint)  
Chimney hood (Hotpoint)  
70/30 fridge/freezer (Hotpoint)  
Dishwasher (Hotpoint)  
1.5 sink bowl with waste kit  
Glass splashback  
Integrated recycling

## Bathroom

Pre-selected wall tiles (Porcelanosa)  
White basin half pedestal  
White WC with concealed cistern  
White seat and cover  
White single bath  
Thermostatically controlled bath filler  
Glass/chrome shower screen  
Towel rail

## Ensuite

Choice of pre-selected wall tiles (Porcelanosa)  
White basin half pedestal  
White WC with concealed coupled cistern  
White seat and cover  
Shower with thermostatic controls  
Towel rail

## Electrical

Downlighters to bathroom, ensuite, kitchen and hall  
Undercounter lighting to kitchen  
Master multi-media point to lounge  
TV point to master bedroom  
BT Fibre to hallway cupboard with secondary point to lounge  
SKY Q enabled  
Solar PV panel system connecting directly to property

## Heating

Communal air-source heat pump system with centralised hot water storage  
Heat Interface Unit (hot water source) with meter  
Radiators with thermostatic room valves

## Windows and doors

High-performance multi-lock entrance doors  
Contemporary pre-finished internal doors (Vicaima)  
Low maintenance PVCu windows

## Wardrobes

Integrated sliding wardrobes with hanging rail and shelf

## Externals

Private balcony terrace to selected ground and upper-floor plots  
Juliet balconies to upper-floor plots  
Landscaped amenity space  
Bicycle storage (2 bicycles per plot)

## Fire safety

Mains operated smoke and heat alarms  
Carbon monoxide detection  
Sprinkler systems

## Lifts

Lift access (Core 2 and 3)

## Decoration and internal finish

White painted emulsion to walls  
White painted woodwork

## Parking

Parking is unallocated  
Selected parking bays are EV enabled

## Bins

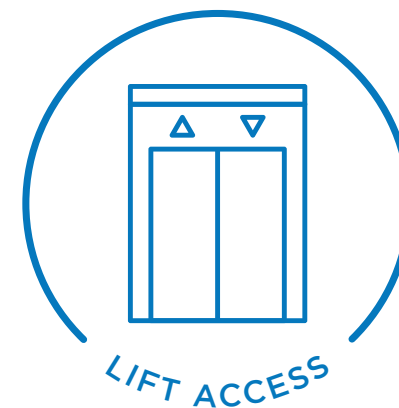
Underground refuse system

## Warranty Provider

Checkmate



Download our  
spec sheet









# The choice is yours

4

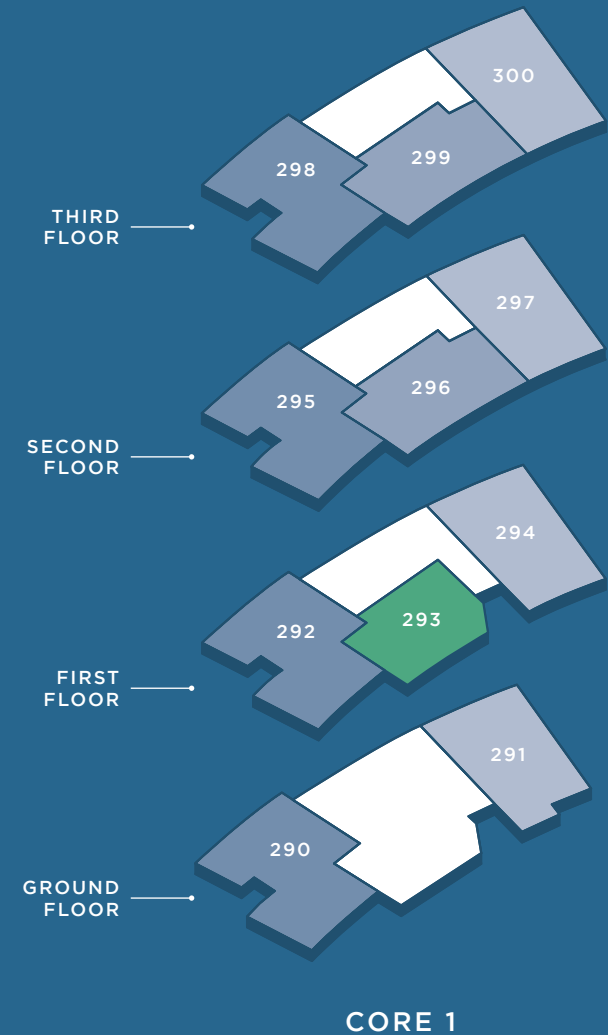
1-bedroom apartments

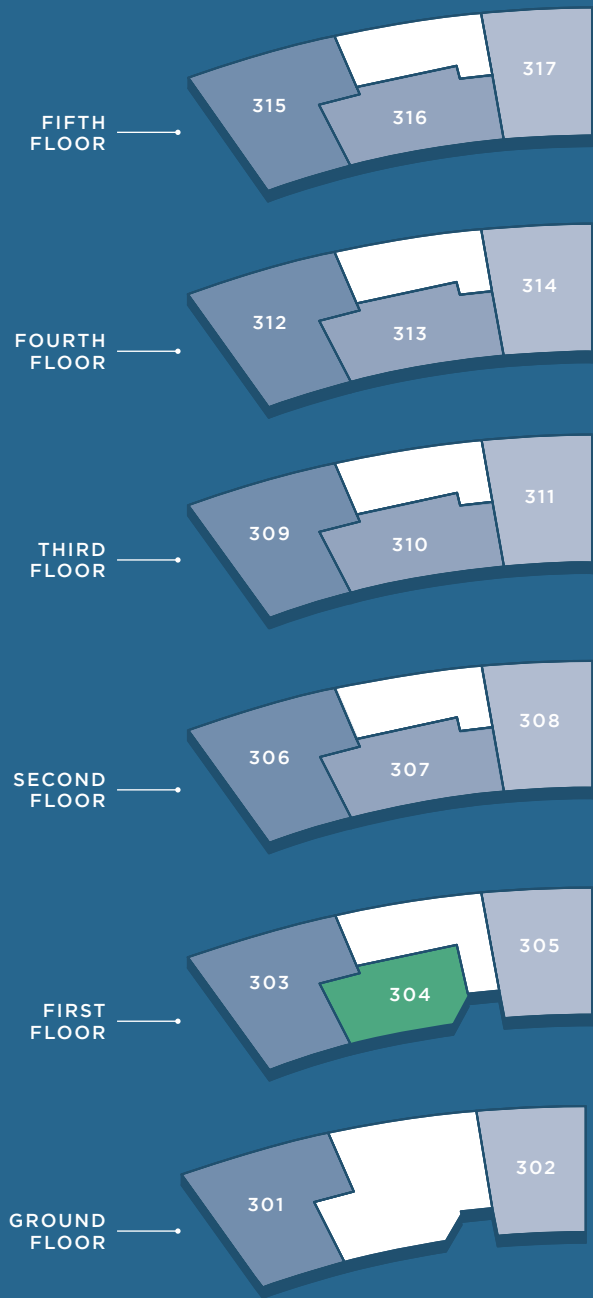
52

2-bedroom apartments

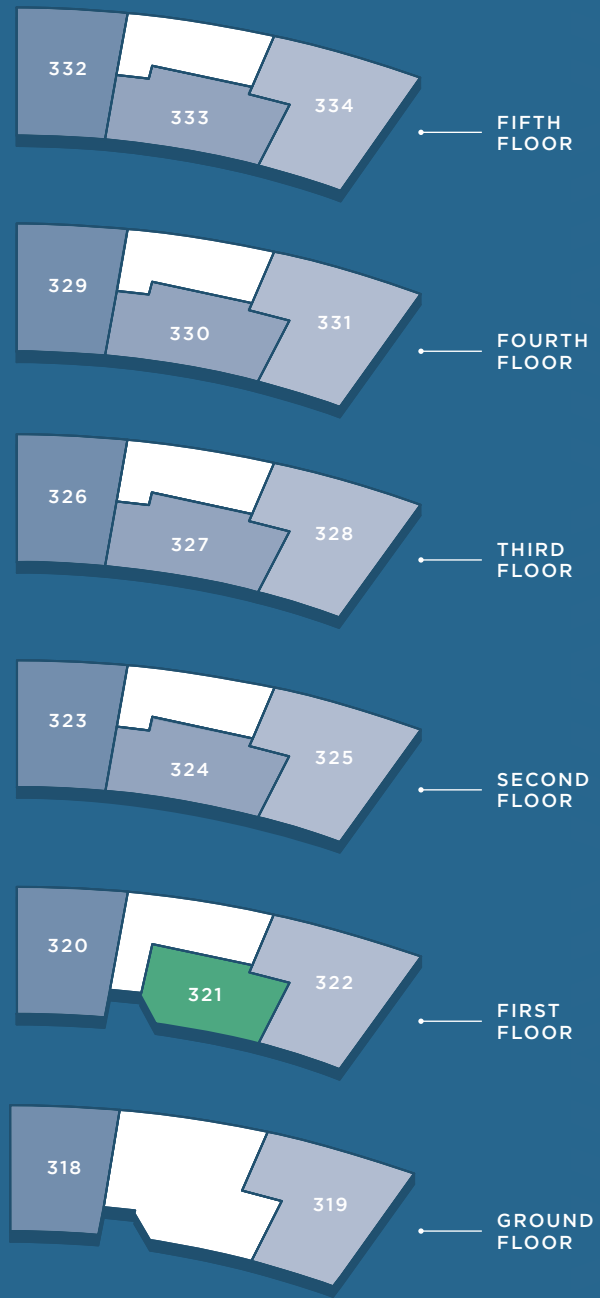


Download our spec sheet

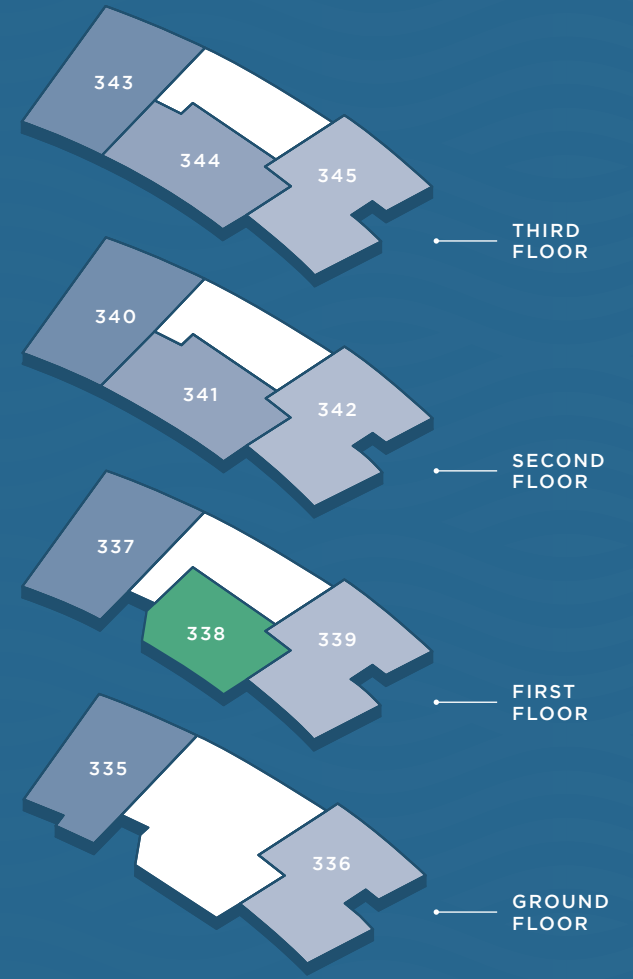




CORE 2



CORE 3



CORE 4

# HOUSE TYPE A 2 BEDROOM APARTMENT

71.1m<sup>2</sup> | 765.3ft<sup>2</sup>

## ROOM DIMENSIONS

Living Room / Kitchen

5.57m x 5.20m     18' 3" x 17' 1"

Bathroom

2.00m x 2.20m     6' 7" x 7' 3"

Bedroom 1

2.91m x 3.82m     9' 7" x 12' 6"

En-Suite

2.28m x 1.61m     7' 6" x 5' 3"

Bedroom 2

3.98m x 2.79m     13' 1" x 9' 2"

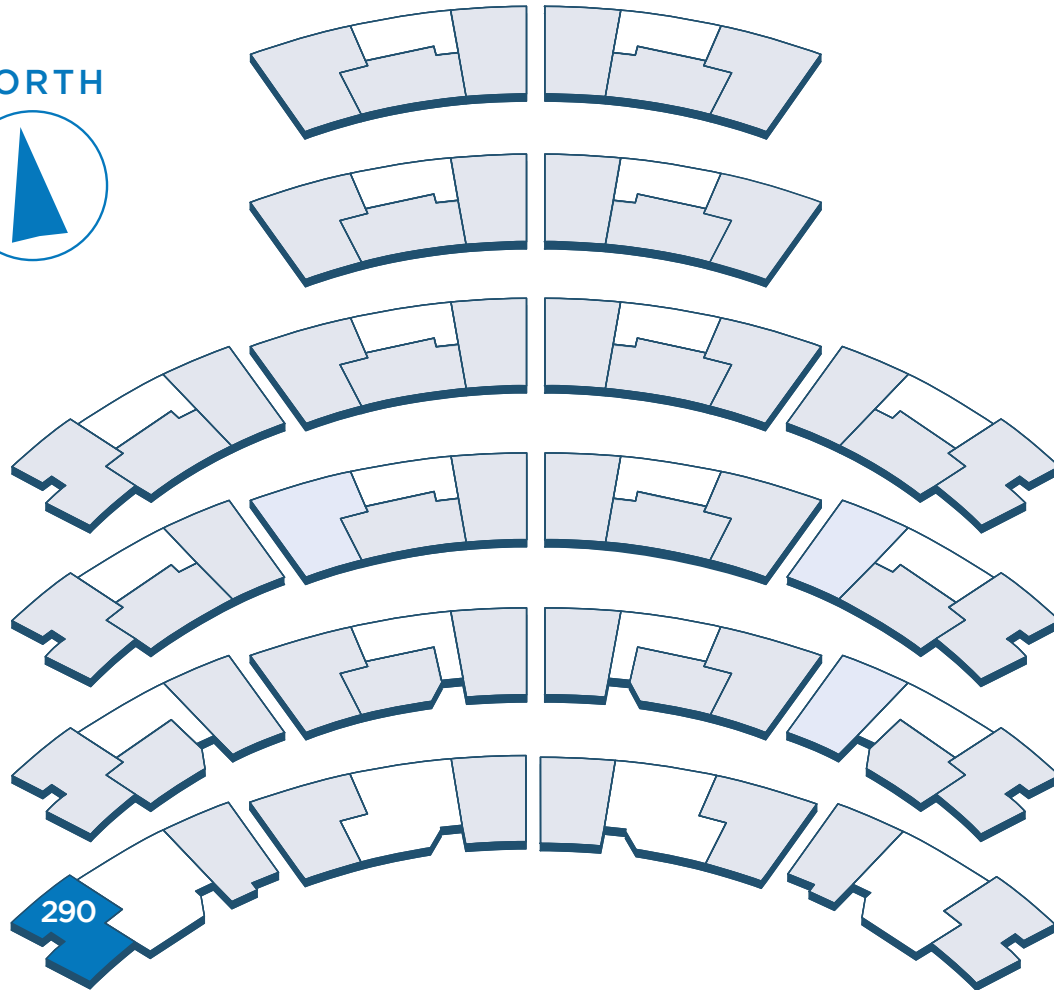
Balcony

5.28m x 1.51m     17' 4" x 4' 11"



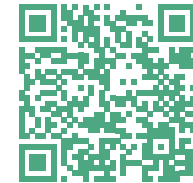
# PLOT LOCATOR

NORTH



CORE 1      CORE 2      CORE 3      CORE 4

5TH FLOOR  
4TH FLOOR  
3RD FLOOR  
2ND FLOOR  
1ST FLOOR  
GROUND FLOOR



View our  
Digital Home  
Selector

The floorplan provided is of a typical house style. Some elements of the detailing have been digitally enhanced and may vary to that found at West Shore. Your sales consultant will be able to provide you with the full details of each plot and house type in this brochure. The particular illustrations and plans presented in this brochure are intended to give a fair description of the property but their accuracy is not guaranteed and they do not form part of any contract. CCG Homes reserve the right to alter property dimensions and specification as necessary.

# HOUSE TYPE B 2 BEDROOM APARTMENT

67.4m<sup>2</sup> | 725ft<sup>2</sup>

## ROOM DIMENSIONS

Living Room / Kitchen

5.85m x 5.07m    19' 2" x 16' 8"

Bathroom

2.34m x 2.24m    7' 8" x 7' 4"

Bedroom 1

3.53m x 3.03m    11' 7" x 9' 11"

En-Suite

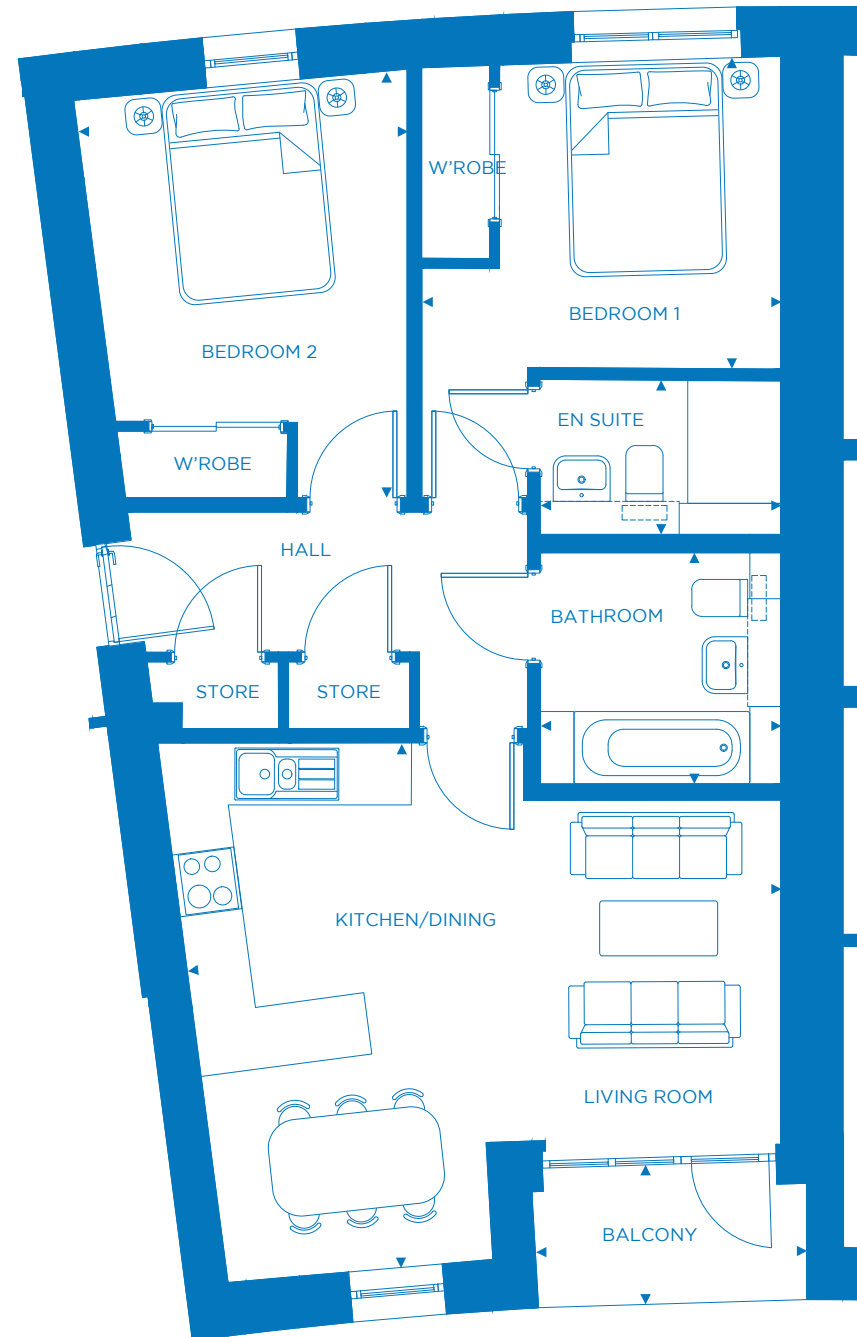
1.49m x 2.29m    4' 11" x 7' 6"

Bedroom 2

3.13m x 4.13m    10' 3" x 13' 7"

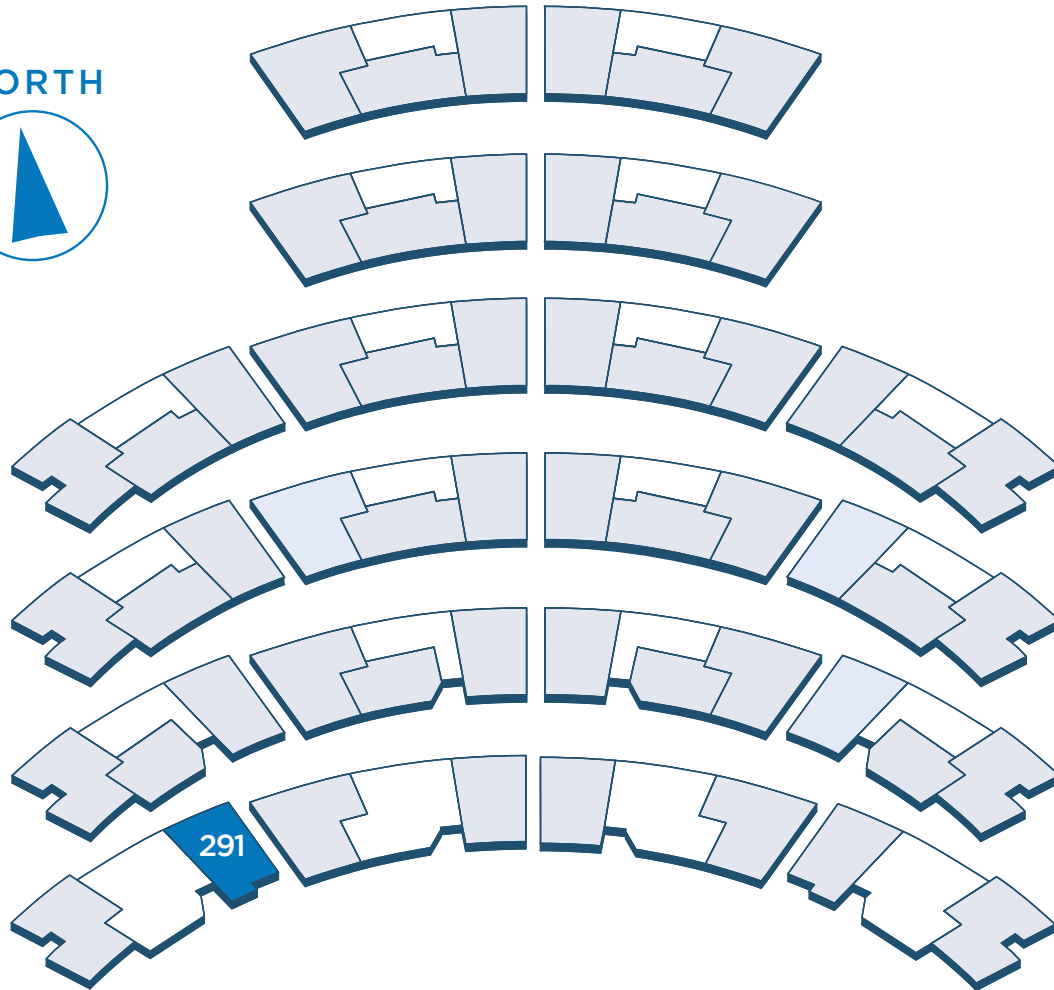
Balcony

2.63m x 1.33m    8' 8" x 4' 4"



# PLOT LOCATOR

NORTH



5TH FLOOR

4TH FLOOR

3RD FLOOR

2ND FLOOR

1ST FLOOR

GROUND FLOOR

CORE 1

CORE 2

CORE 3

CORE 4



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# HOUSE TYPE 1 2 BEDROOM APARTMENT

71.3m<sup>2</sup> | 767.5ft<sup>2</sup>

## ROOM DIMENSIONS

Living Room / Kitchen

5.59m x 5.20m    18' 4" x 17' 1"

Bathroom

2.00m x 2.20m    6' 7" x 7' 3"

Bedroom 1

2.91m x 3.82m    9' 7" x 12' 6"

En-Suite

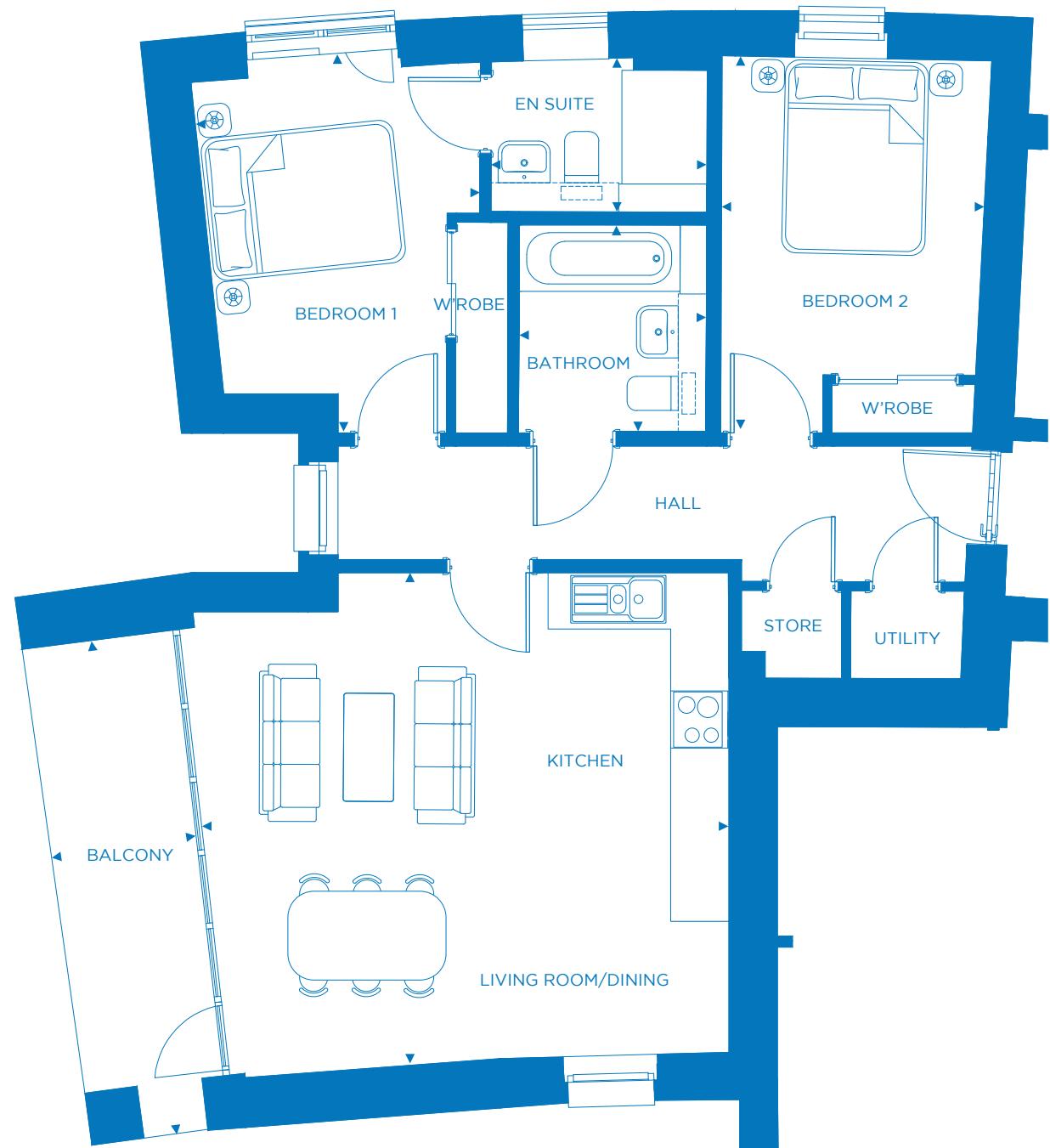
2.28m x 1.61m    7' 6" x 5' 3"

Bedroom 2

3.98m x 2.79m    13' 1" x 9' 2"

Balcony

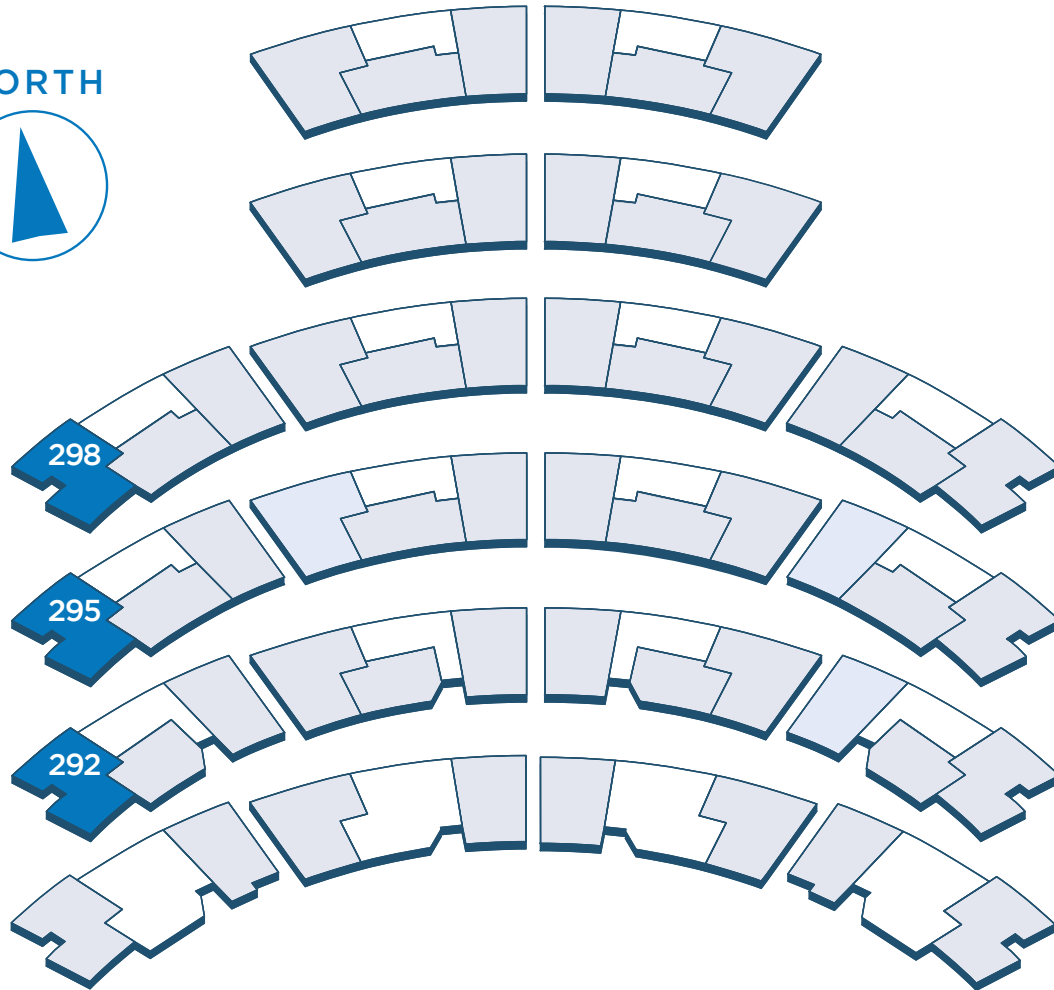
5.28m x 1.51m    17' 4" x 4' 11"





# PLOT LOCATOR

NORTH



CORE 1

CORE 2

CORE 3

CORE 4

5TH FLOOR

4TH FLOOR

3RD FLOOR

2ND FLOOR

1ST FLOOR

GROUND FLOOR



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# HOUSE TYPE J

## 1 BEDROOM

### APARTMENT

53.8m<sup>2</sup> | 579.1ft<sup>2</sup>

#### ROOM DIMENSIONS

Living Room / Kitchen

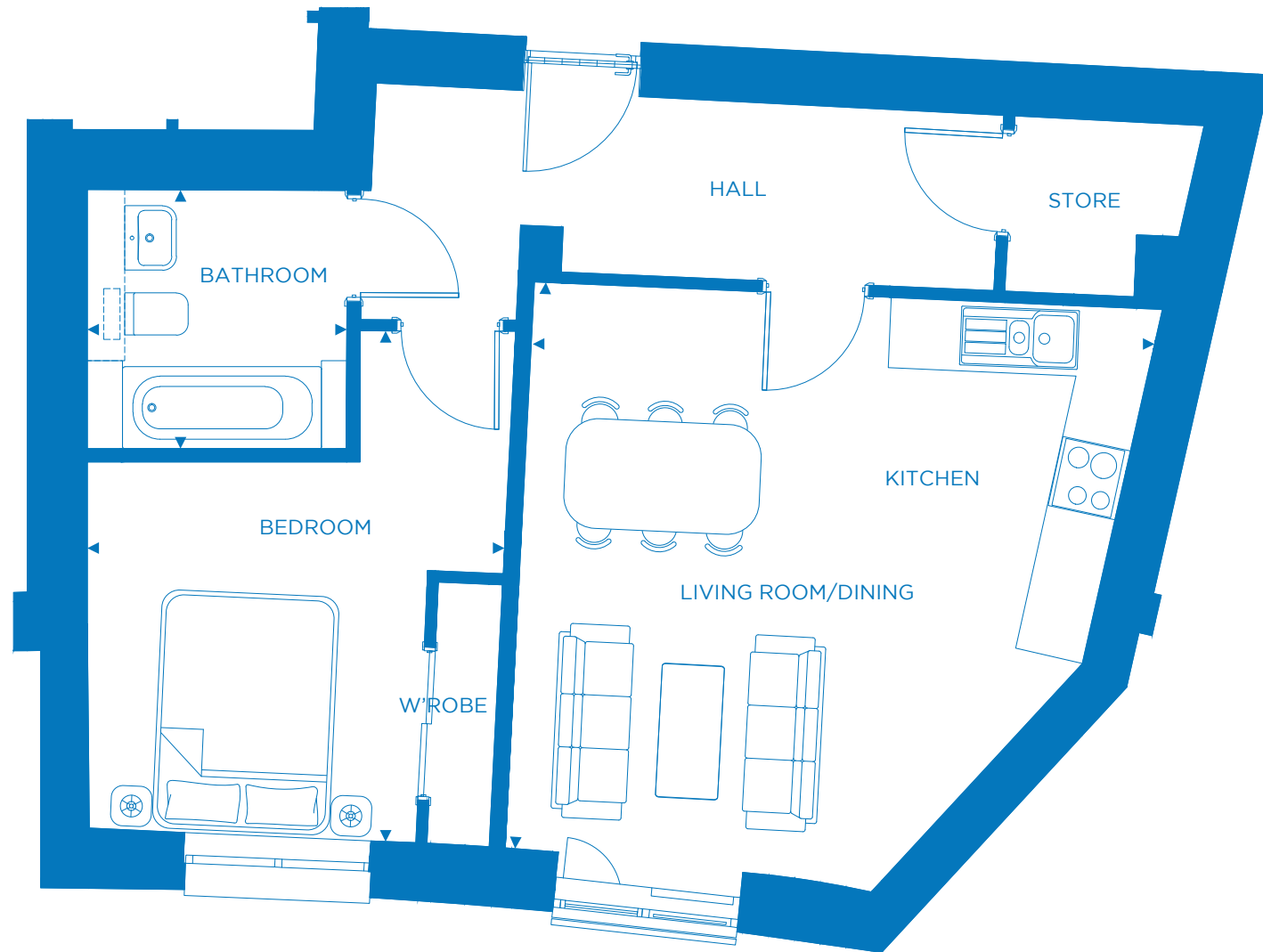
5.29m x 4.98m    17' 4" x 16' 4"

Bathroom

2.20m x 2.20m    7' 3" x 7' 3"

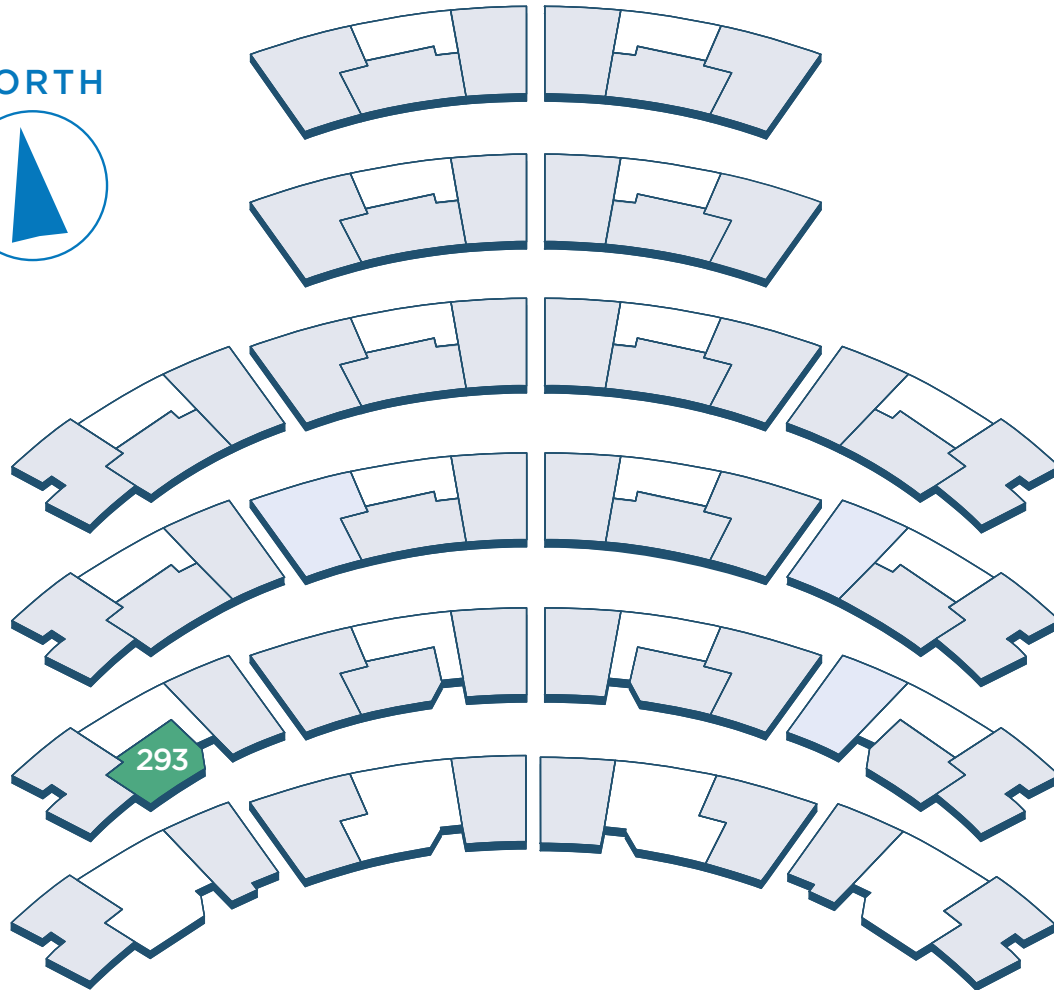
Bedroom

3.77m x 3.56m    12' 4" x 11' 8"



# PLOT LOCATOR

NORTH



CORE 1

CORE 2

CORE 3

CORE 4

5TH FLOOR

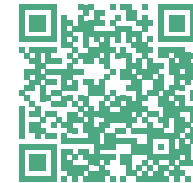
4TH FLOOR

3RD FLOOR

2ND FLOOR

1ST FLOOR

GROUND FLOOR



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# HOUSE TYPE K 2 BEDROOM APARTMENT

67.4m<sup>2</sup> | 725.5ft<sup>2</sup>

## ROOM DIMENSIONS

Living Room / Kitchen

5.07m x 5.91m    16' 8" x 19' 5"

Bathroom

2.34m x 2.24m    7' 8" x 7' 4"

Bedroom 1

3.53m x 2.97m    11' 7" x 9' 9"

En-Suite

2.30m x 1.49m    7' 6" x 4' 11"

Bedroom 2

3.14m x 4.13m    10' 4" x 13' 6"

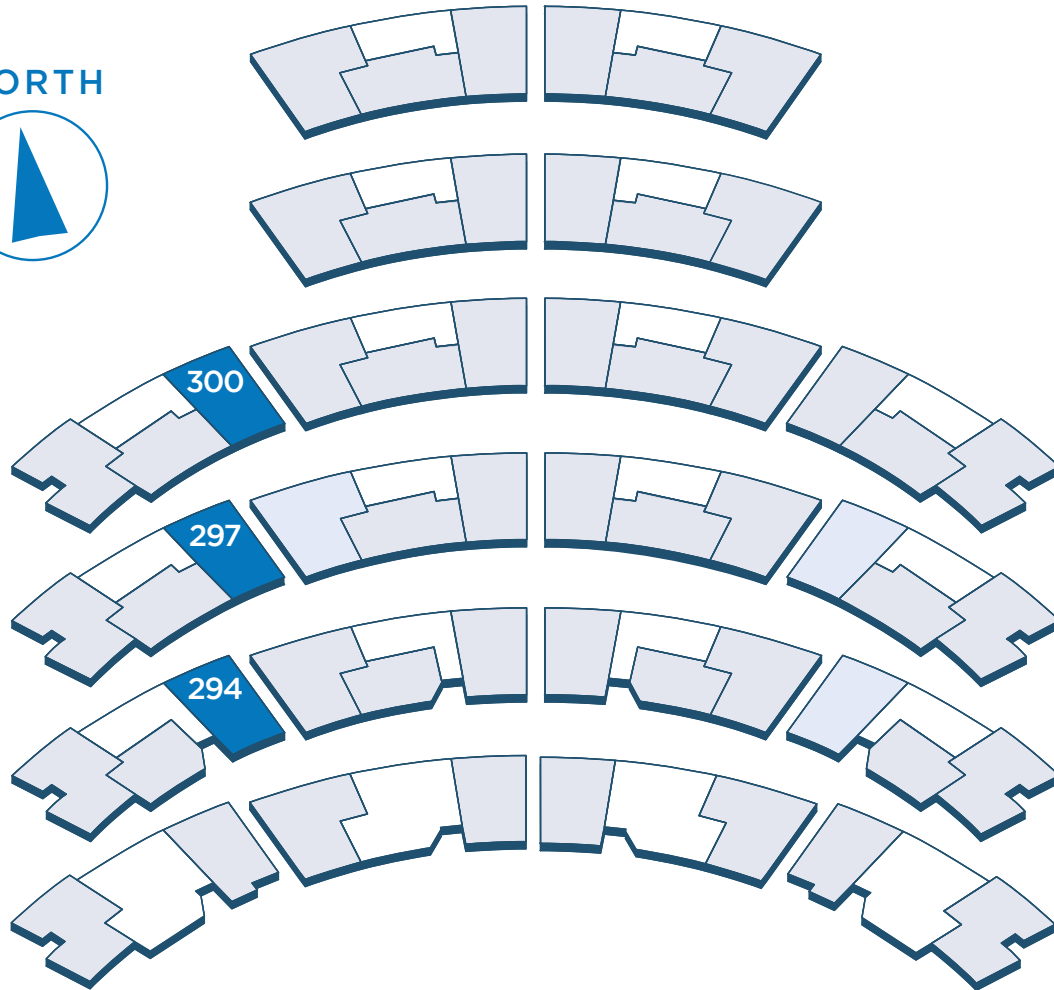
Balcony

2.62m x 1.33m    8' 7" x 4' 4"



# PLOT LOCATOR

NORTH



CORE 1

CORE 2

CORE 3

CORE 4

5TH FLOOR

4TH FLOOR

3RD FLOOR

2ND FLOOR

1ST FLOOR

GROUND FLOOR



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# HOUSE TYPE U

## 2 BEDROOM

### APARTMENT

66.3m<sup>2</sup> | 713.6ft<sup>2</sup>

#### ROOM DIMENSIONS

Living Room / Kitchen

5.59m x 4.23m    18' 4" x 13' 11"

Bathroom

2.20m x 2.20m    7' 3" x 7' 3"

Bedroom 1

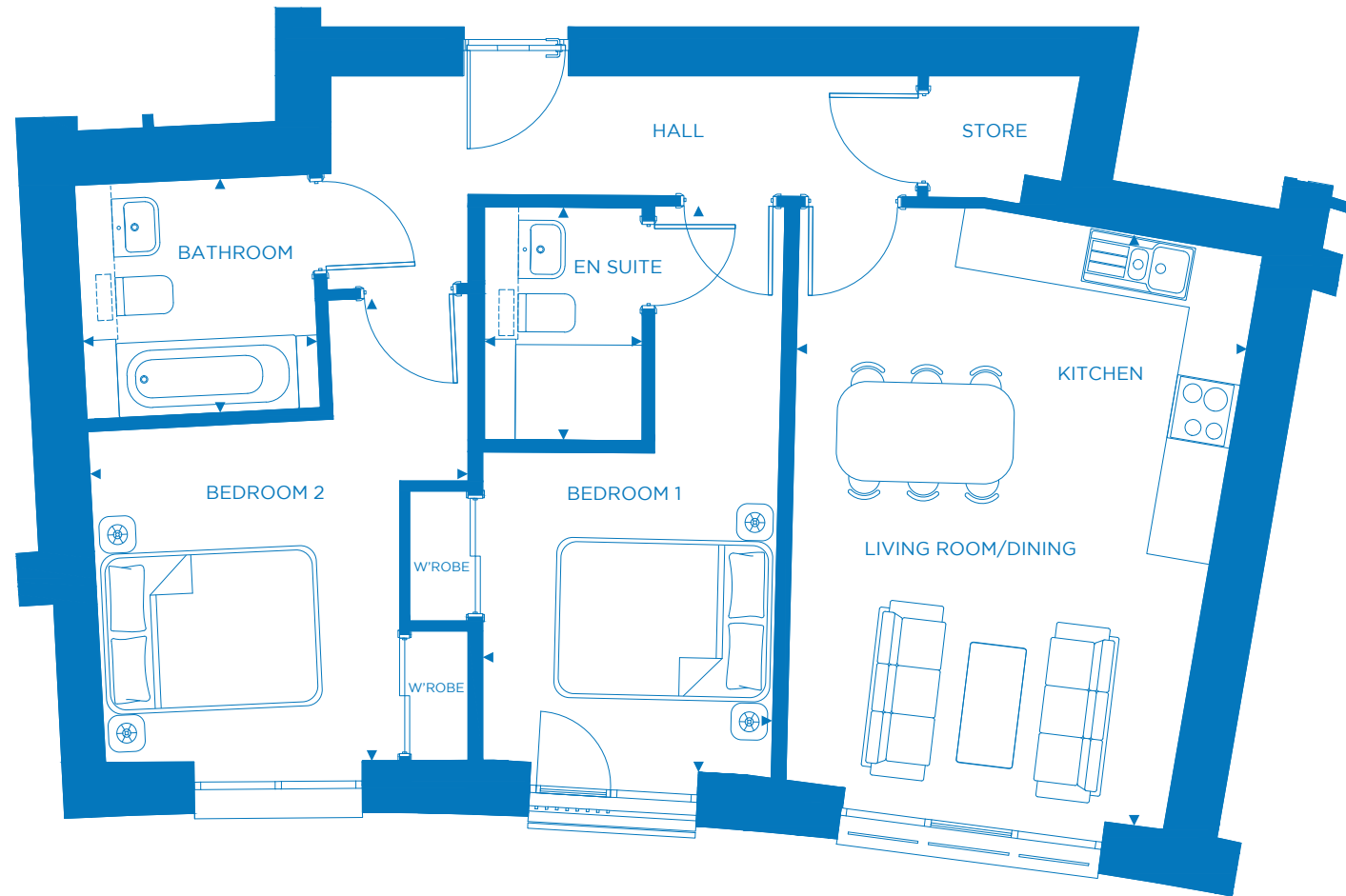
5.38m x 2.85m    17' 8" x 9' 4"

En-Suite

2.20m x 1.49m    7' 3" x 4' 11"

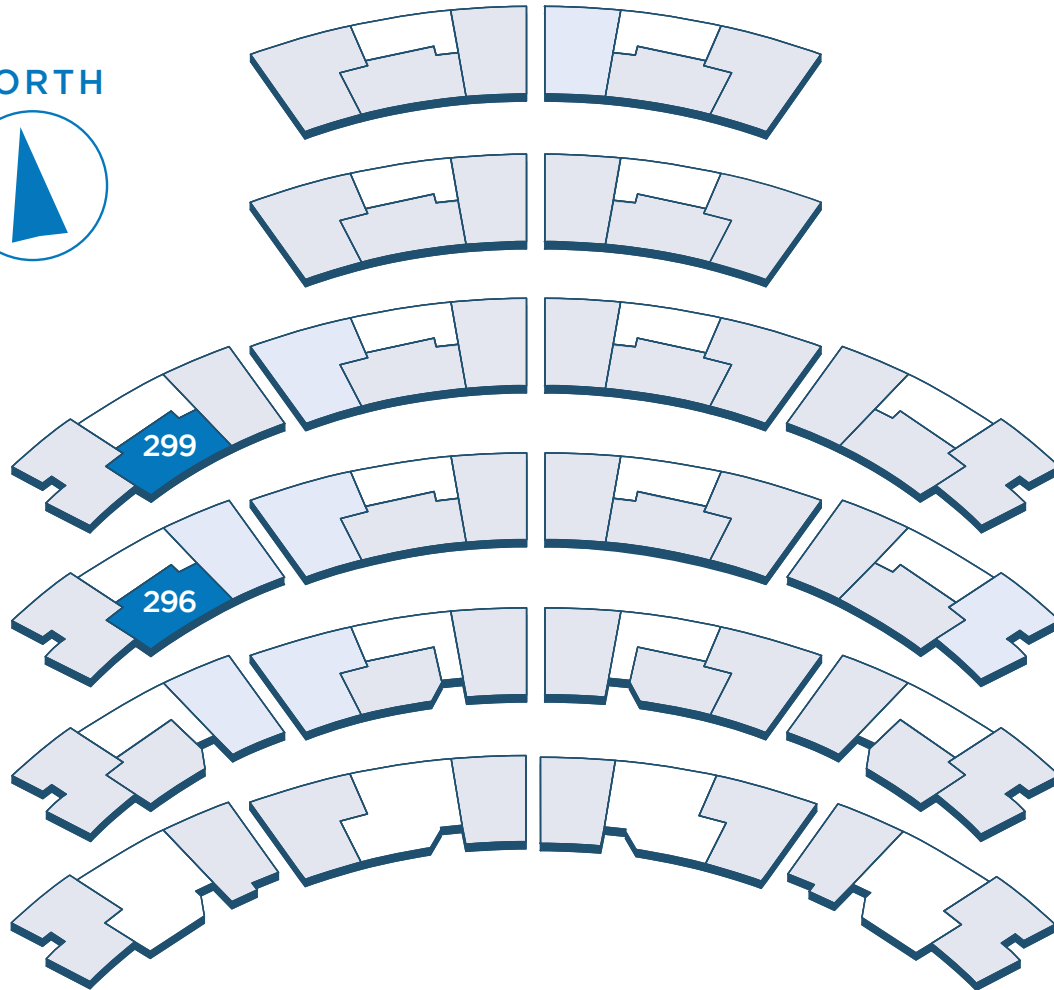
Bedroom 2

3.95m x 3.56m    12' 11" x 11' 8"



# PLOT LOCATOR

NORTH



CORE 1

CORE 2

CORE 3

CORE 4

5TH FLOOR

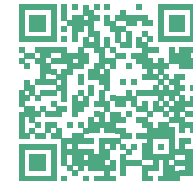
4TH FLOOR

3RD FLOOR

2ND FLOOR

1ST FLOOR

GROUND FLOOR



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