



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. The build of more energy efficient homes is becoming the norm and will support a transition to new and truly sustainable urban lifestyle. However, if lowering your carbon footprint matters to you today, the homes of this greener, net zero future are already here..



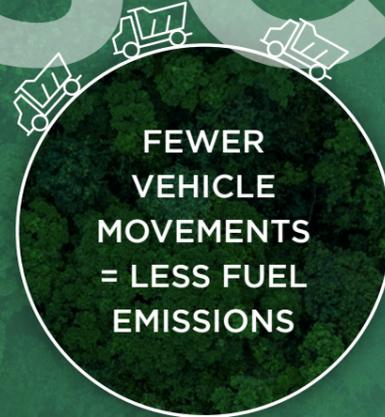
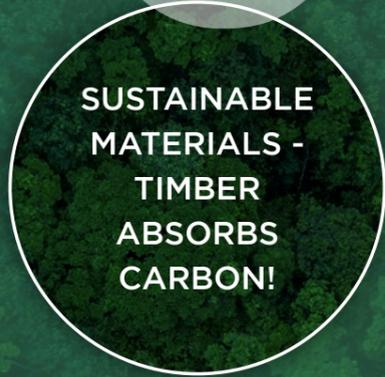
## Begin your journey to a greener future at West Shore in north Edinburgh

CCG Homes is leading the market in sustainable housebuilding by developing 56 one-and-two-bedroom apartments to an 'operational net zero carbon' standard of build located in a vibrant new coastal community in north Edinburgh.

Our homes are among the first of their kind in the city designed to nullify carbon emissions arising from heating, lighting, ventilation and cooling. This means that when you choose to live or invest in West Shore, you are not just buying a new home - you are making a conscious choice to support the environment and contribute to a healthier planet.

*be*

# CARBON CONSCIOUS



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

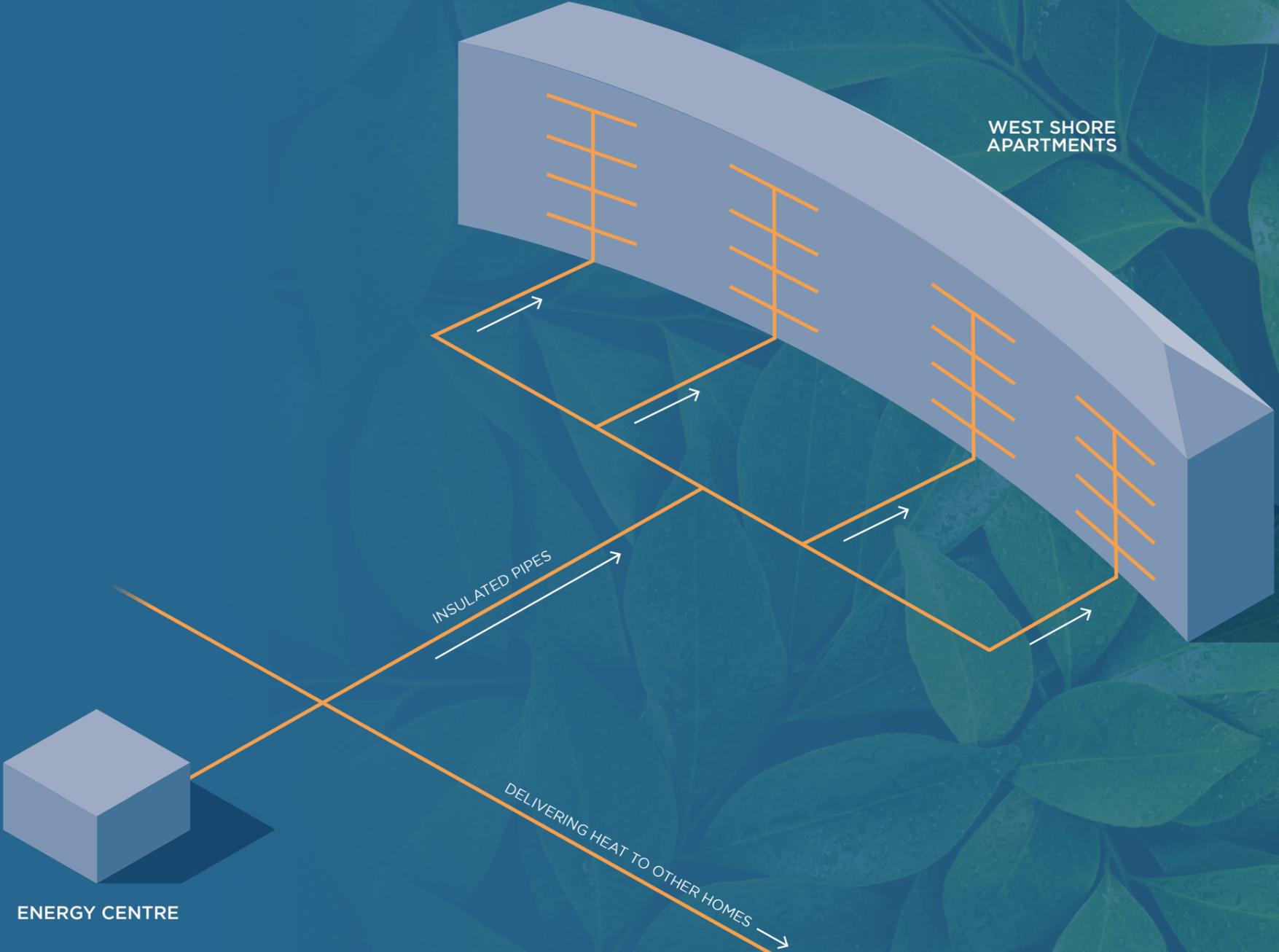
As a member of the CCG Group, recognised as one of the country's most innovative construction and manufacturing companies, CCG Homes is advantaged by the use of 'offsite' methods of construction in the creation of West Shore.

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 for West Shore are delivered by entirely clean (non-polluting) means. Each property 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.

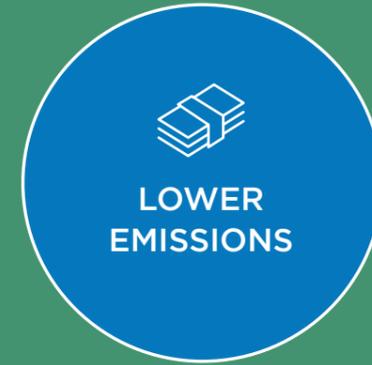
Ambient air is extracted from the surrounding environment and used to heat water, which is then distributed through an insulated, underground network of pipes before reaching a Heat Interface Unit (HIU) contained in each property. The HIU operates similar to a combination boiler by delivering the apartments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



## 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.

	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 94 (A)
Regulated carbon emissions	38% reduction	96% reduction by 2050**



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

The Scottish Government's roadmap to net zero will require both owneroccupiers and landlords to take responsibility for the decarbonisation of their homes. Set to take effect from 2028, this may involve making enhancements to achieve a "good" energy efficiency standard (EPC 'C' rating or above) and adopting clean energy systems.

There is no "one size fits all" approach...so what do you do? How much will it cost? Purchasers at West Shore needn't worry about these questions, as each property is future-proofed to meet emerging building standards, delivering an immediate benefit of lower fuel bills and enabling savings that you can keep...or enjoy!

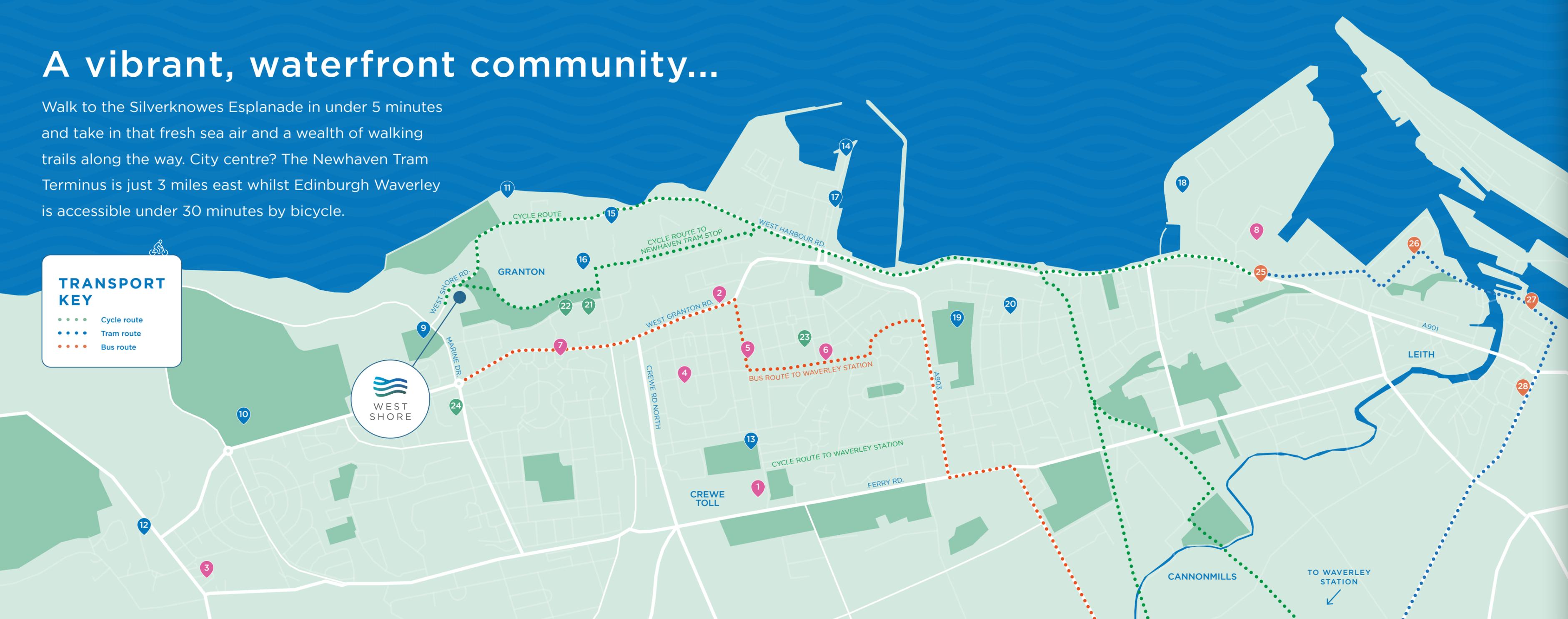
\*\*96% reduction in regulated carbon emissions refers the maximum amount of emissions can be reduced by the development upon the full decarbonisation of the National Grid. The remaining 4% is achieved by carbon offsetting measures in the City of Edinburgh. REF - 2030 Climate Strategy

# 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.

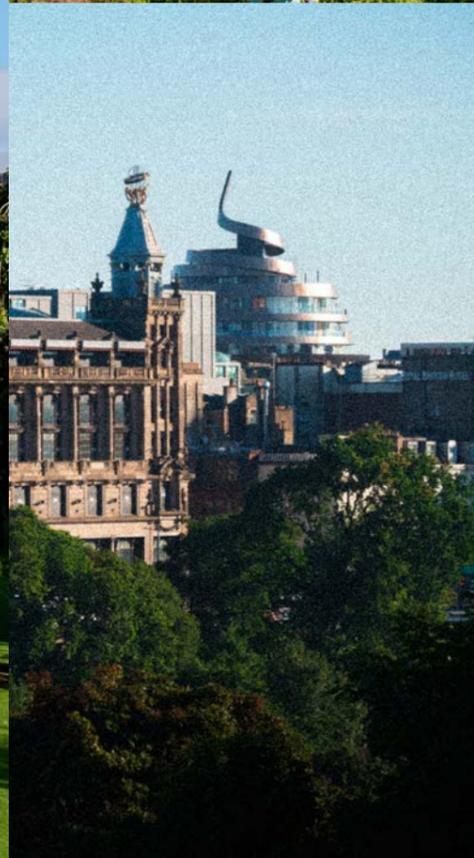
**TRANSPORT KEY**

- Cycle route
- Tram route
- Bus route



## 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.





# Environmental kindness goes beyond energy use

West Shore's striking, crescent-shape is designed to maximise its natural setting, and is embedded in a masterplan that is richly diverse in its approach to lowering pollution and maintaining biodiversity.

The pedestrian- and active-travel-focused design reduces reliance on vehicles, while the integration of an innovative underground refuse system ensures a cleaner streetscape and minimizes waste pollution. Homeowners will also benefit from accessible green spaces and new cycle routes leading to the waterfront and park, supported by the provision of two secure bicycle storage units per property.

Where parking bays are provided, a proportion will be equipped for electric vehicles (EVs).



## Striking a balance between comfort and convenience

Each property is provided with high specification as standard. Kitchens feature high-grade laminate worktops and low-maintenance cabinetry, along with integrated appliances including a hob, hood, oven, fridge/freezer, and dishwasher. Bath and shower rooms have also been tastefully finished with Porcelanosa ceramic tiles to the walls and floors, complemented by high-quality brassware and sanitary fittings.

Ample storage is provided throughout—including built-in wardrobes—while additional amenities include high-speed Fibre to the Property (FTTP) and balcony terraces on selected plots, offering an added advantage for those working from home.

# Specification

## Kitchen

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

\*\*Hotpoint appliances provided in Cores 1 & 2  
Electrolux appliances provided in Cores 3 & 4

## Bathroom

Pre-selected ceramic wall and floor 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

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  
Caron monoxide detection  
Sprinkler systems

## Lifts

Lift access (Core 2 and 3)

## Decoration and internal finish

White painted emulsion to walls  
White painted woodwork

## Parking

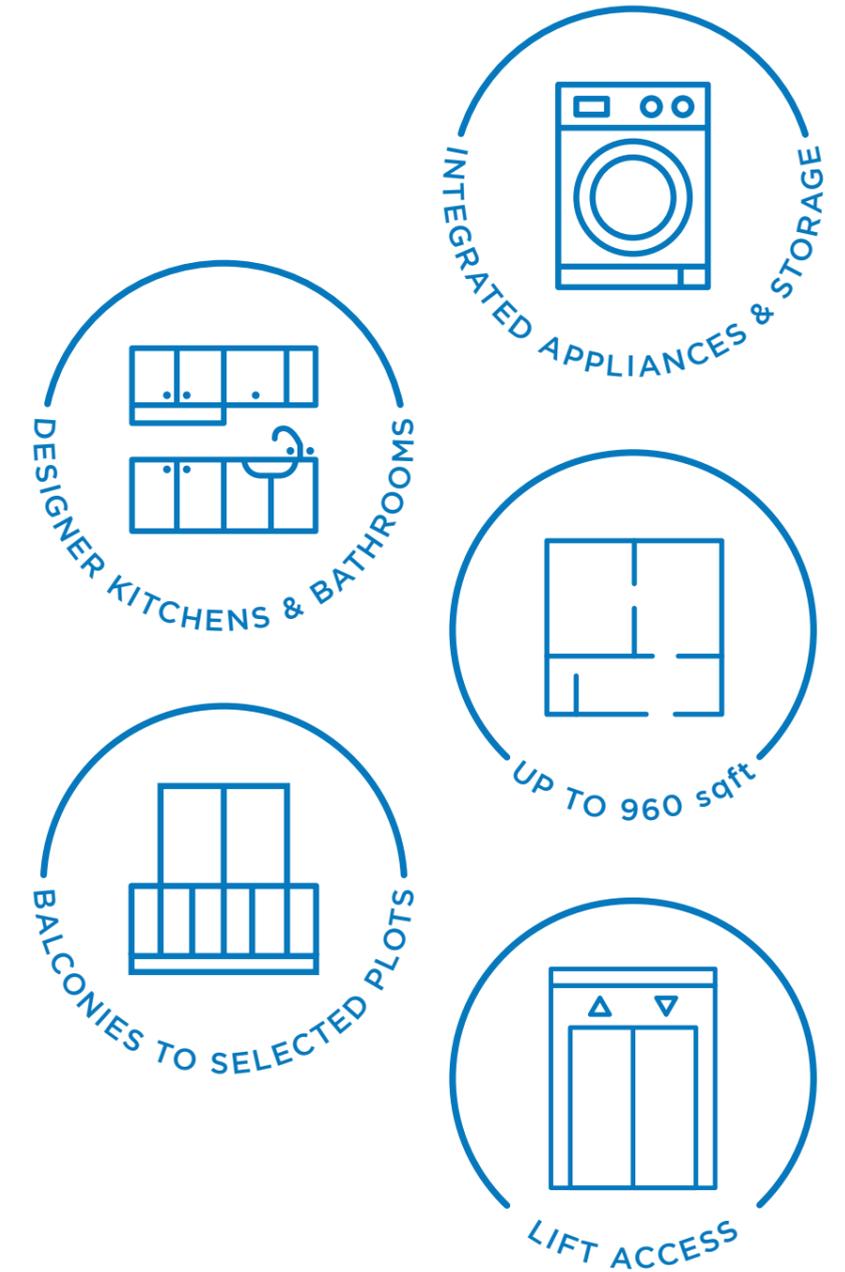
Parking is unallocated  
Selected parking bays are EV enabled

## Bins

Underground refuse system

## Warranty Provider

Checkmate







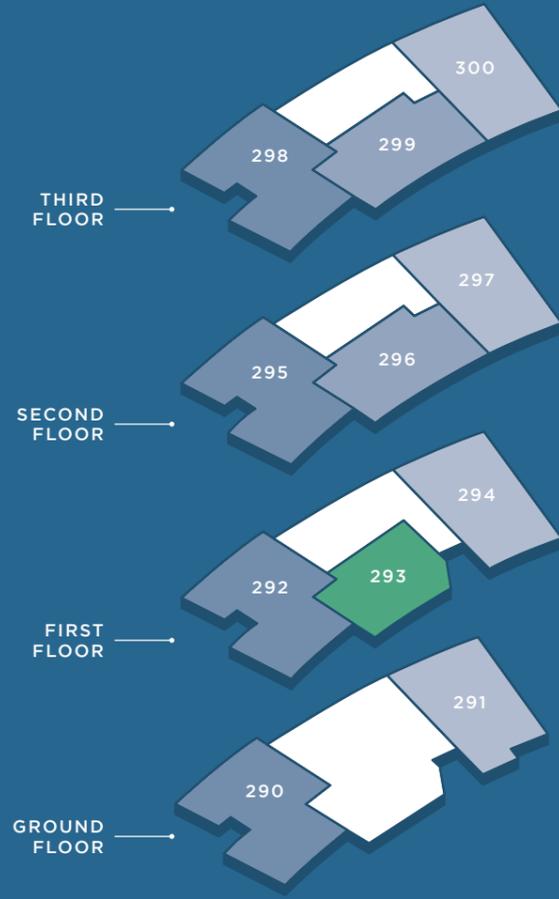
# The choice is yours

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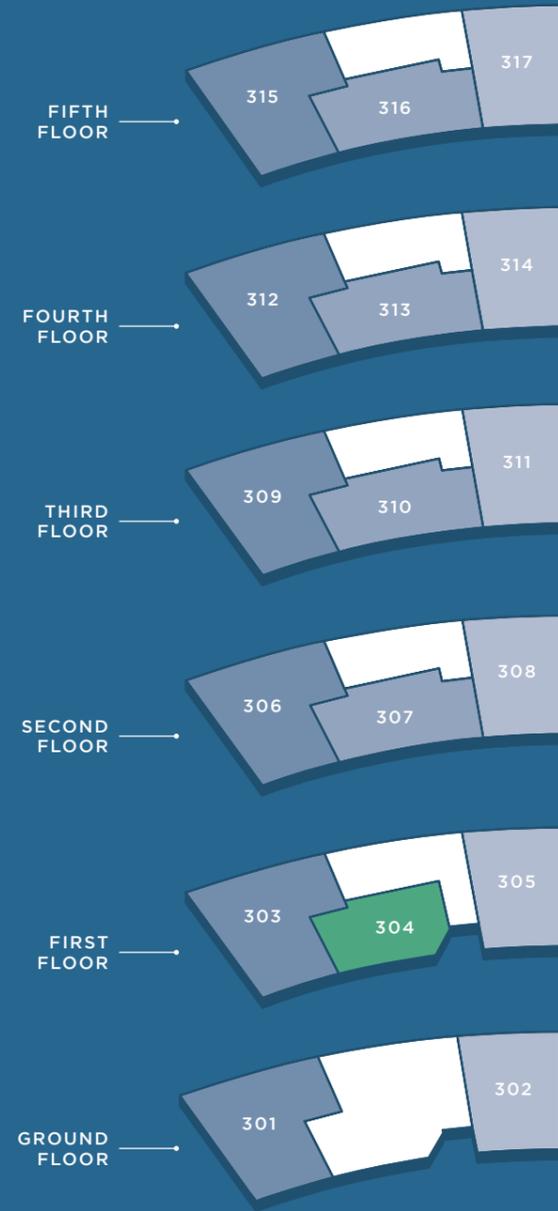
1-bedroom apartments

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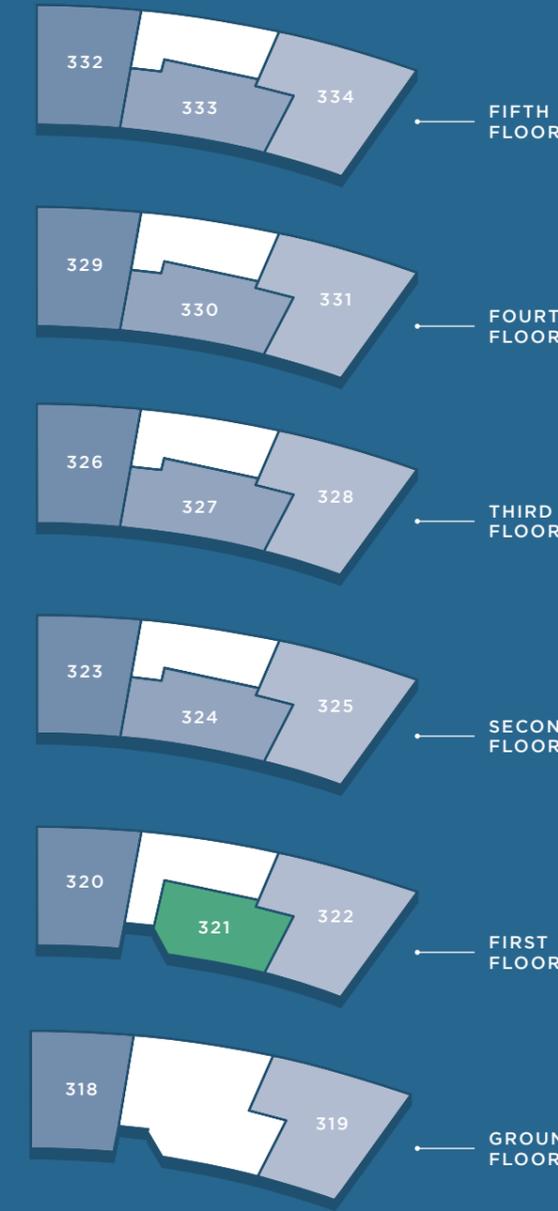
2-bedroom apartments



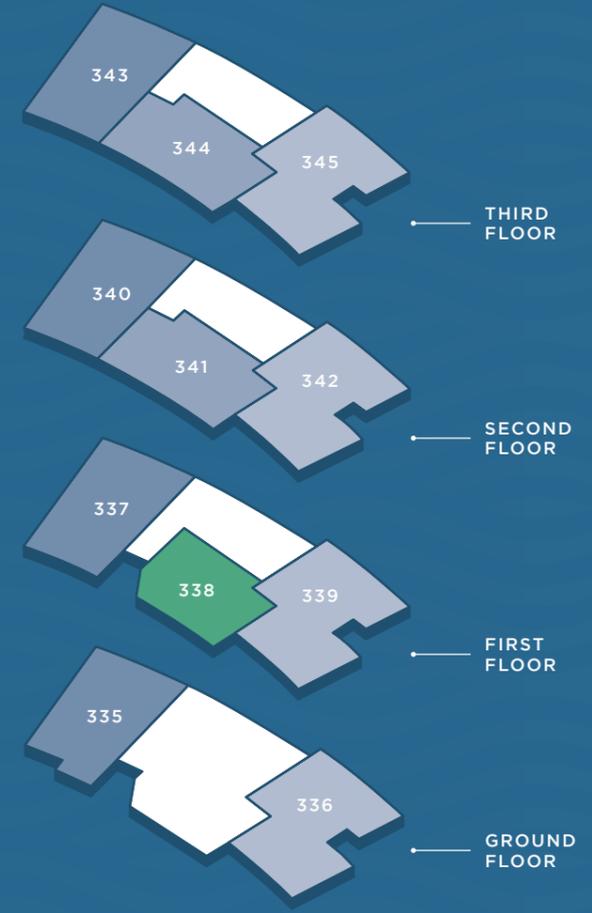
CORE 1



CORE 2



CORE 3



CORE 4



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