



 THE  
SCHOLARS  
GREENOCK



CCG  
HOMES

# Welcome

Reimagining a missing piece of Greenock's West End,  
The Scholars sets a new standard for luxury living in Inverclyde.



There are few towns in Scotland that have a history quite like 'Grianaig'. Dating as far back as the 12th century, it has experienced great change from humble beginnings as a small fishing community to becoming a crucial arm of the country's shipbuilding and import-export industries.

With such a long and far-reaching heritage, one would expect to find a few famous people along the way. Born along the banks of the River Clyde, there would be no Industrial Revolution without the pioneering steam engine innovations from James Watt whilst Alexander Graham Bell, the inventor of the telephone, was also a professor at Greenock Academy.

Formerly situated on Nelson Street, the Academy moved to a campus on Madeira Street in the mid-20th century before closing and its subsequent demolition in 2015. Its legacy may live on at the Clydeview Academy but its closure undoubtedly marked the end of a 156-year chapter of education in Greenock with the vacant, derelict land remaining in place ever since, until now.

An ode to the scholarly figures past and present, a new chapter in Greenock's storied history lives on with the reimagining of a once landmark site into a new development of luxury family homes.





# Location

The Scholars is situated in a quiet suburb in Greenock's West End and is advantaged by its proximity to the waterfront and a wide range of amenities.



Coastal by design, coastal by nature; Greenock is very much a community that lives and thrives along the waterfront. The town has an excellent breadth of amenities to keep you busy with the newly revamped Ocean Terminal, various health & leisure facilities, shopping centres and two golf courses as well as cultural arts venues and nearby walking trails courtesy of Corlick Hill.

The Scholars is particularly advantaged by its west end location. It may well be in a quiet suburb but the development is well-served with direct links to the town centre, which is a 6-minute drive east, and towards the neighbouring Gourock. The 1.5-mile-long Esplanade is also just 300m walking distance north and an ideal spot to take in the sea air or to be used as a convenient active travel route.

For growing families, parents have comfort in knowing that a large number of nurseries, primary & secondary schools are located within the PA16 catchment area. Inverclyde Council has been proactive over a number of years with the modernisation of their education facilities as well as increasing the number of available spaces across all age groups including the purpose-built Glenpark Early Learning Centre, a new build nursery located on the boundary of The Scholars which was a project led by our parent company, CCG (Scotland).



○ 40-minute drive to Glasgow City Centre

○ 300m from Greenock Esplanade

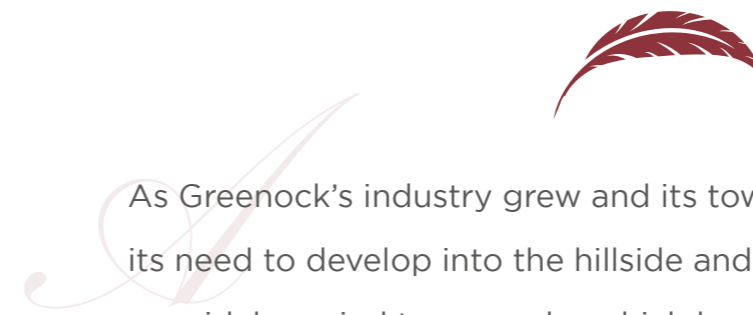
○ Regular public transport options

○ Various health, leisure and cultural arts centres



# Development

A range of 30, three and four-bedroom family homes that are uniquely placed to deliver unrivalled views of the Clyde Estuary.



As Greenock's industry grew and its township expanded, so too did its need to develop into the hillside and like many port towns, it has a widely varied topography which has been formed as a result of thousands of years of weathering and erosion.

Perched on the sloping gradient of Madeira Street, The Scholars takes advantage of the dramatic landscape and steep level changes by offering a range of contemporary terraced homes that offer stunning views towards the Clyde Estuary, Helensburgh and the hills of Rosneath.

Eight clearly defined terraced blocks finished in a buff facing brick provides a contemporary yet robust aesthetic. A newly defined edge to Newark Street sees the introduction of the 3-storey 'terraced villa', a modern take on a traditional Victorian terrace that is available in two configurations, known as 'The Muir' and 'The Mara' house types, each offering four bedrooms.

Moving up the site to the highest point are 6, three-bedroom terraced houses. 'The Orin' reaches 2.5 storeys as a result of a spacious 'room in the roof' which contains a master ensuite featuring a large rooflight.

Each home has two allocated parking spaces complete with one Electric Vehicle (EV) charger as well as spacious rear gardens and use of communal green spaces.



### KEY

- The Orin**  
● 3 bedroom 2.5-storey terraced house
- The Muir**  
● 4 bedroom 3-storey terraced villa
- The Mara**  
● 4 bedroom 3-storey terraced villa



NEWARK STREET

MADEIRA STREET





# Your Home

With spacious open-plan living and meticulous attention to detail throughout, each home at The Scholars incorporates high-quality finishes and a market-leading energy performance to create the quintessential, luxury living experience.



CCG Homes takes great pride in creating homes that go above and beyond expectation. From increased space and high specification as standard to market-leading energy performance characteristics, less is definitely not more.

We have focused on comfort and convenience by creating flexible open-plan living arrangements, reaching up to 1610sqft. We have also partnered with leading household brands including one of Europe's leading kitchen manufacturers Leicht, and Porcelanosa who are famed for their elegantly finished ceramic tiles which will be applied to cloakrooms, bathrooms and shower rooms.

Each property boasts an enhanced building fabric. For this, CCG Homes calls upon the expertise of our parent company, CCG (Scotland), who use pioneering manufacturing processes to create entire wall zones in a factory setting under semi-automated conditions before being assembled on the construction site.

This process is inherently efficient and as a result of the quality standards we are able to meet, our homes have vastly improved thermal performance with the minimisation of heat loss and an EPC rating between 90 (B) and 92 (A) achieved as a result. Not only will your home stay warmer for longer, the reduction in the demand for energy will help lower fuel bills.



The Muir - Kitchen / Dining



The Muir - Living



The Muir - Master Bedroom with Ensuite

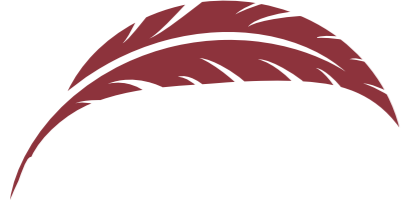
The Orin - Bathroom



The Orin - Kitchen / Dining



The Orin - Master Bedroom



## Kitchen

Choice of Leicht German manufactured kitchen (cabinets and 40mm square edged laminate worktop and upstands)\*

Blanco inset stainless steel sink with contemporary mixer tap and mobile draining board

Tri tone fully recessed under unit lighting

Siemens fully integrated fridge freezer

Siemens fully integrated dishwasher

Siemens induction hob

Siemens single oven with grill

Siemens built-in combination microwave

Siemens telescopic built-in extractor

## Utility (Mara and Muir only)

Cabinets and worktop to match kitchen

Blanco inset stainless steel sink with mixer tap

Space for washing machine

Space for tumble dryer

## Cloakroom

Vitra back to wall pan with concealed cistern and chrome flush plate

Vitra half pedestal wash hand basin with contemporary Vado mixer tap in chrome

Choice of Porcelanosa ceramic wall tiling with chrome trims\*

Contemporary heated towel radiator

Plumbing/power for washing machine (Orin only)

## Bathrooms

Vitra back to wall pan with concealed cistern and chrome flush plate

Vitra half pedestal wash hand basin with contemporary Vado mixer tap in chrome

Vitra bathtub with contemporary Vado bath mixer and shower attachment in chrome

Choice of Porcelanosa ceramic wall tiling with chrome trims\*

Contemporary heated towel radiator

## Ensuite

Vitra back to wall pan with concealed cistern and chrome flush plate

Vitra half pedestal wash hand basin with contemporary Vado mixer tap in chrome

White shower tray with glazed enclosure

Thermostatically controlled Vado rainfall style fixed shower head with separate shower handset in chrome

Choice of Porcelanosa ceramic wall tiling with chrome trims\*

Contemporary heated towel radiator

## Shower Room (Mara and Muir only)

Vitra close coupled toilet

Vitra full pedestal wash hand basin with contemporary Vado mixer tap in chrome

White shower tray with glazed enclosure

Thermostatically controlled Vado shower with multi-function shower head on riser rail

Choice of Porcelanosa ceramic wall tiling with chrome trims\*

Contemporary heated towel radiator

## Wardrobes

Built in wardrobe with bi-fold style doors to Master Bedroom (Muir only)

Built in sliding mirrored doors to Master Bedroom (Mara only)

Walk-in wardrobe with shelf and hanging rail (Orin only)

## Electrical

White electrical faceplates

Shaver socket to bathroom and ensuite

Satin chrome LED downlights to kitchen, cloakroom, bathroom, ensuite and shower room

Exterior light at front and rear door

BT master socket in hall cupboard with power outlet for Wi-Fi router

Terrestrial TV outlets provided in lounge, master bedroom and family room. Cabling terminated in attic for future aerial installation by customer

Satellite TV outlet provided in lounge. Cabling terminated in attic for future satellite dish installation by customer

Mains powered smoke/heat detectors

Mains powered carbon monoxide detector

Mains powered carbon dioxide monitor

## Electric Vehicle Charging

7.4kW electric vehicle charging point mounted on building (Mara and Muir only)

7.4kW electric vehicle charging point mounted on post to allocated parking bay (Orin only)

## Ventilation

Decentralised mechanical extract ventilation fan to all wet rooms

## Renewables

Roof mounted photovoltaic panel system

## Decoration

White emulsion painted walls and ceilings

Satin white woodwork

## Internal Doors

Smooth white ladder style internal doors with contemporary satin chrome ironmongery

Glazed door to main lounge

## Heating & Hot Water

Gas fired system boiler with hot water cylinder (Mara and Muir only)

Gas fired combination boiler (Orin only)

Radiators with thermostatic room valves

Two-zone heating

## Externals/Building Fabric

Closed panel timber frame construction with facing brick outer leaf

Concrete roof tiling

Low maintenance UPVC soffits, fascia, downpipes and guttering

Low maintenance UPVC windows and patio doors, anthracite externally/white internally

Low maintenance composite front/rear entrance door with glazed vision panel, anthracite externally, white internally

Metal up and over garage door, anthracite in colour (Mara and Muir only)

Slabbed patio

Turf to rear garden

Monoblock driveway/allocated parking spaces

1.8m timber divisional fencing

Outside tap

## Energy Rating

EPC from 90 (B) to 92 (A)

\* Subject to build stage

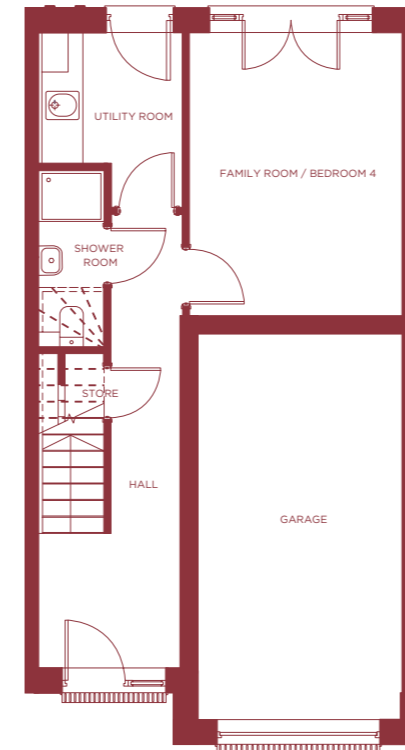
# The Muir

The Muir terraced villas is an adaptation of a multi-award-winning CCG Homes house type. Reaching 3 storeys and up to 1,579sqft, families will benefit from four bedrooms and three bathrooms as well as a spacious rear garden and integral garage.

# The Muir

4 bedroom mid terraced villa | 146.7m<sup>2</sup> / 1,579ft<sup>2</sup>

Plot numbers: 8, 9, 10, 13, 14 & 15



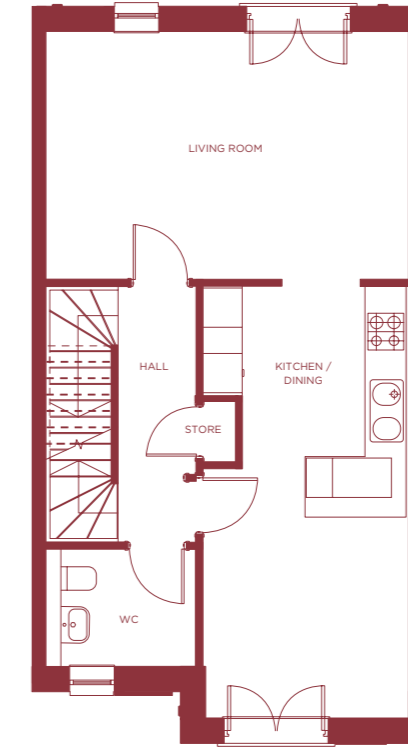
## GROUND FLOOR

Utility Room  
2.67m x 2.15m 8' 9" x 7' 0"

Family Room / Bedroom 4  
4.32m x 3.19m 14' 2" x 10' 5"

Shower Room  
2.70m x 1.00m 8' 10" x 3' 3"

Store  
1.20m x 0.60m 3' 11" x 1' 11"



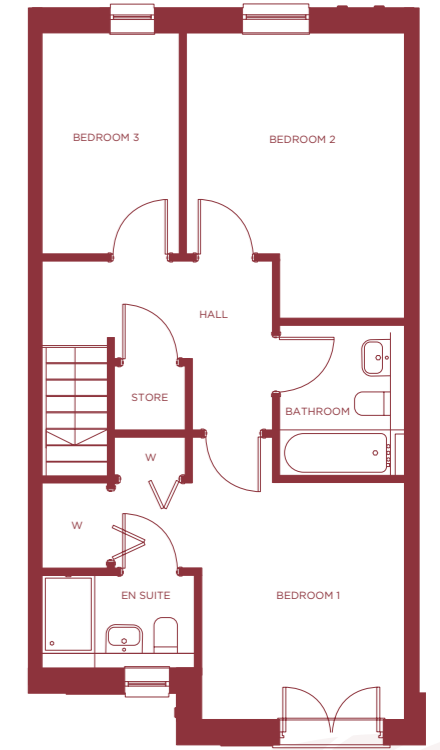
## FIRST FLOOR

Living Room  
5.44m x 3.79m 17' 10" x 12' 5"

Kitchen / Dining  
6.60m x 3.10m 21' 7" x 10' 2"

WC  
2.30m x 1.80m 7' 6" x 5' 10"

Store  
0.93m x 0.50m 3' 0" x 1' 7"



## SECOND FLOOR

Bathroom  
2.30m x 1.93m 7' 6" x 6' 4"

Bedroom 1  
4.39m x 4.32m 14' 4" x 14' 2"

Bedroom 2  
4.36m x 3.30m 14' 3" x 10' 10"

Bedroom 3  
3.38m x 2.10m 11' 1" x 6' 10"

Ensuite  
2.34m x 1.43m 7' 8" x 4' 8"

Store  
1.09m x 0.99m 3' 7" x 3' 3"

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 The Scholars. 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.

# The Muir

4 bedroom end terraced villa (LH) | 145.1m<sup>2</sup> / 1,562ft<sup>2</sup>

Plot numbers: 7 & 12



## GROUND FLOOR

Utility Room  
2.67m x 2.20m 8' 9" x 7' 2"

Family Room / Bedroom 4  
4.32m x 3.12m 14' 2" x 10' 2"

Shower Room  
2.70m x 1.00m 8' 10" x 3' 3"

Store  
1.20m x 0.60m 3' 11" x 1' 11"

## FIRST FLOOR

Living Room  
5.42m x 3.79m 17' 9" x 12' 5"

Kitchen / Dining  
6.60m x 3.03m 21' 7" x 9' 11"

WC  
2.30m x 1.80m 7' 6" x 5' 10"

Store  
0.93m x 0.50m 3' 0" x 1' 7"

## SECOND FLOOR

Bathroom  
2.30m x 1.93m 7' 6" x 6' 4"

Bedroom 1  
4.32m x 4.32m 14' 2" x 14' 2"

Bedroom 2  
4.36m x 3.23m 14' 3" x 10' 7"

Bedroom 3  
3.38m x 2.10m 11' 1" x 6' 10"

Ensuite  
2.27m x 1.43m 7' 5" x 4' 8"

Store  
1.09m x 0.99m 3' 7" x 3' 3"

# The Muir

4 bedroom end terraced villa (RH) | 146.4m<sup>2</sup> / 1,576ft<sup>2</sup>

Plot numbers: 11 & 16



## GROUND FLOOR

Utility Room  
2.67m x 2.15m 8' 9" x 7' 0"

Family Room / Bedroom 4  
4.32m x 3.19m 14' 2" x 10' 5"

Shower Room  
2.70m x 1.00m 8' 10" x 3' 3"

Store  
1.20m x 0.60m 3' 11" x 1' 11"

## FIRST FLOOR

Living Room  
5.44m x 3.79m 17' 10" x 12' 5"

Kitchen / Dining  
6.60m x 3.10m 21' 7" x 10' 2"

WC  
2.30m x 1.80m 7' 6" x 5' 10"

Store  
0.93m x 0.50m 3' 0" x 1' 7"

## SECOND FLOOR

Bathroom  
2.30m x 1.93m 7' 6" x 6' 4"

Bedroom 1  
4.39m x 4.32m 14' 4" x 14' 2"

Bedroom 2  
4.36m x 3.30m 14' 3" x 10' 10"

Bedroom 3  
3.38m x 2.10m 11' 1" x 6' 10"

Ensuite  
2.34m x 1.43m 7' 8" x 4' 8"

Store  
1.09m x 0.99m 3' 7" x 3' 3"

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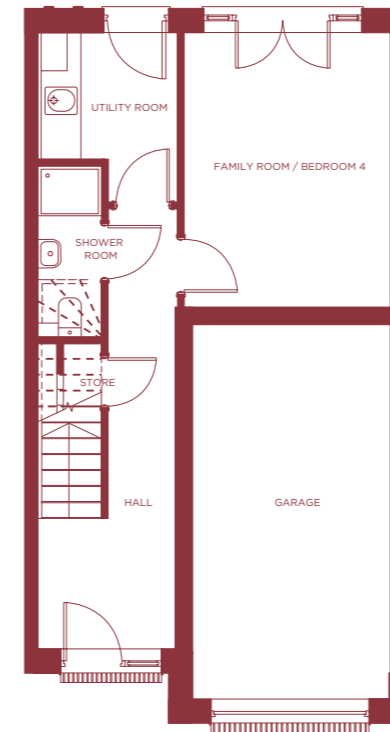
# The Mara

The Mara is very similar to The Muir house type. It again reaches 3 storeys and has all of the same features but there is one, small exception: instead of the master ensuite being located to the front of the property, it can be found at the rear elevation. The Mara will otherwise provide families with the same level of comfort, convenience and flexibility.

# The Mara

4 bedroom mid terraced villa | 146.8m<sup>2</sup> / 1,580ft<sup>2</sup>

Plot numbers: 18, 19, 22, 25, 26 & 29



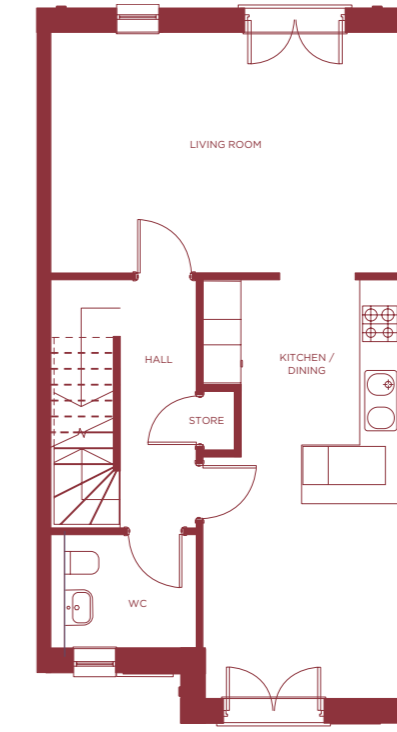
## GROUND FLOOR

Utility Room  
2.67m x 2.15m 8' 9" x 7' 0"

Family Room / Bedroom 4  
4.32m x 3.19m 14' 2" x 10' 5"

Shower Room  
2.70m x 1.00m 8' 10" x 3' 3"

Store  
1.20m x 0.60m 3' 11" x 1' 11"



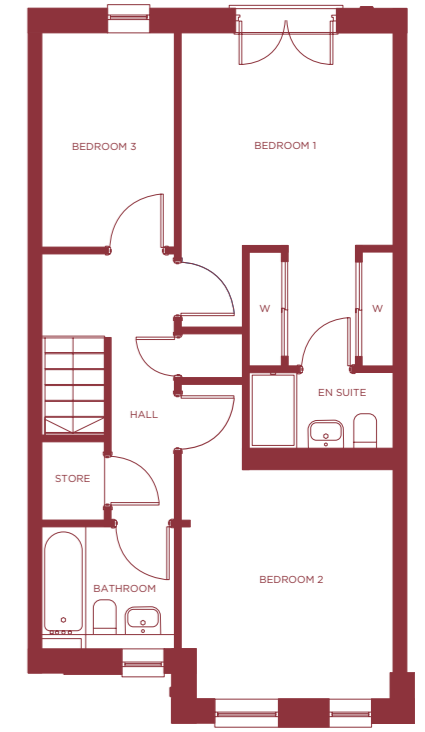
## FIRST FLOOR

Living Room  
5.44m x 3.79m 17' 10" x 12' 5"

Kitchen / Dining  
6.60m x 3.09m 21' 7" x 10' 1"

WC  
2.30m x 1.80m 7' 6" x 5' 10"

Store  
0.93m x 0.50m 3' 0" x 1' 7"



## SECOND FLOOR

Bathroom  
2.10m x 1.93m 6' 10" x 6' 4"

Bedroom 1  
4.96m x 3.29m 16' 3" x 10' 9"

Bedroom 2  
5.25m x 3.29m 17' 2" x 10' 9"

Bedroom 3  
3.38m x 2.11m 11' 1" x 6' 11"

Ensuite  
2.28m x 1.43m 7' 5" x 4' 8"

Store  
0.97m x 0.70m 3' 2" x 2' 3"

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# The Mara

4 bedroom end terraced villa (LH) | 145.1m<sup>2</sup> / 1,562ft<sup>2</sup>

Plot numbers: 17, 21, 24 & 28



## GROUND FLOOR

Utility Room  
2.67m x 2.20m 8' 9" x 7' 2"

Family Room / Bedroom 4  
4.32m x 3.12m 14' 2" x 10' 2"

Shower Room  
2.70m x 1.00m 8' 10" x 3' 3"

Store  
1.20m x 0.60m 3' 11" x 1' 11"

## FIRST FLOOR

Living Room  
5.42m x 3.79m 17' 9" x 12' 5"

Kitchen / Dining  
6.60m x 3.02m 21' 7" x 9' 10"

WC  
2.30m x 1.80m 7' 6" x 5' 10"

Store  
0.93m x 0.50m 3' 0" x 1' 7"

## SECOND FLOOR

Bathroom  
2.10m x 1.93m 6' 10" x 6' 4"

Bedroom 1  
4.93m x 3.22m 16' 2" x 10' 6"

Bedroom 2  
5.25m x 3.22m 17' 2" x 10' 6"

Bedroom 3  
3.38m x 2.11m 11' 1" x 6' 11"

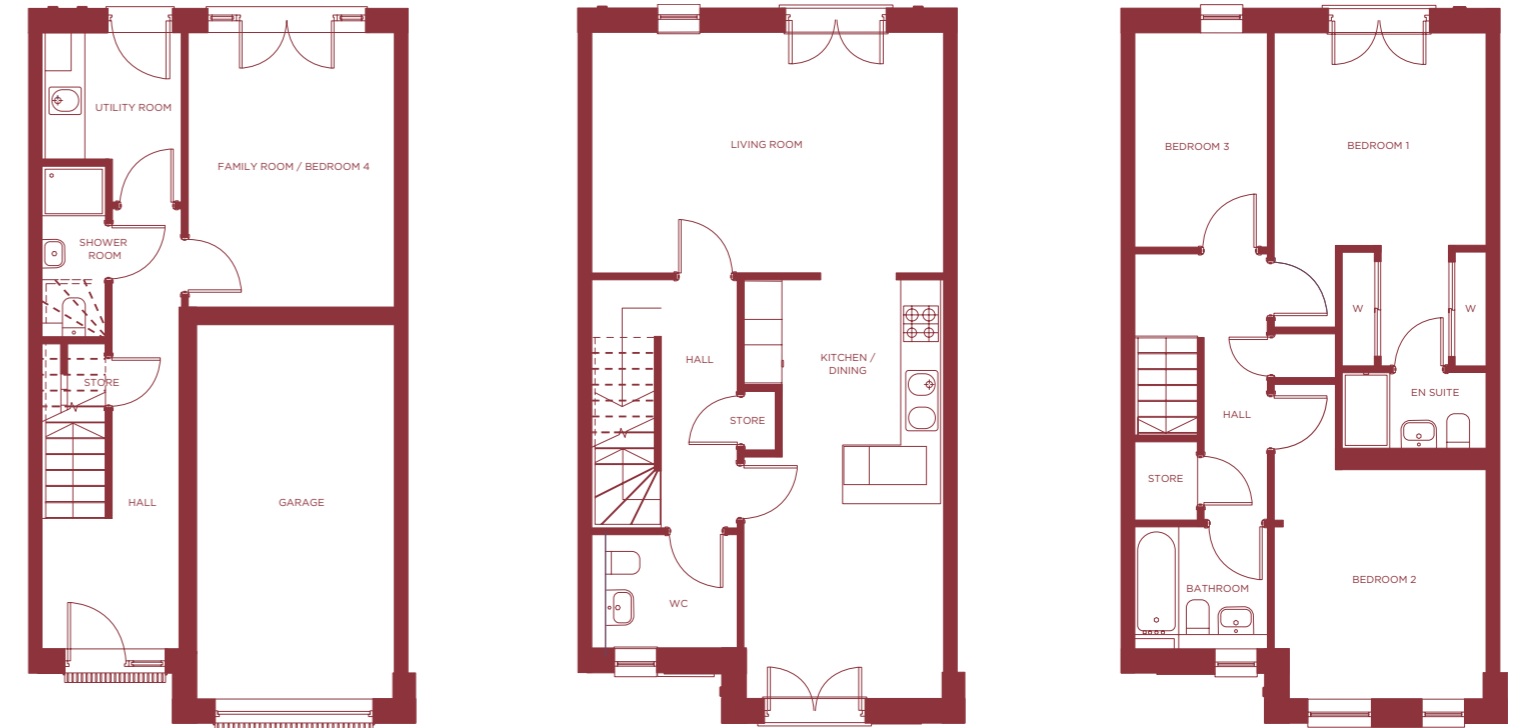
Ensuite  
2.28m x 1.43m 7' 5" x 4' 8"

Store  
0.90m x 0.70m 2' 11" x 2' 3"

# The Mara

4 bedroom end terraced villa (RH) | 146.4m<sup>2</sup> / 1,576ft<sup>2</sup>

Plot numbers: 20, 23, 27 & 30



## GROUND FLOOR

Utility Room  
2.67m x 2.15m 8' 9" x 7' 0"

Family Room / Bedroom 4  
4.32m x 3.19m 14' 2" x 10' 5"

Shower Room  
2.70m x 1.00m 8' 10" x 3' 3"

Store  
1.20m x 0.60m 3' 11" x 1' 11"

## FIRST FLOOR

Living Room  
5.44m x 3.79m 17' 10" x 12' 5"

Kitchen / Dining  
6.60m x 3.09m 21' 7" x 10' 1"

WC  
2.30m x 1.80m 7' 6" x 5' 10"

Store  
0.93m x 0.50m 3' 0" x 1' 7"

## SECOND FLOOR

Bathroom  
2.10m x 1.93m 6' 10" x 6' 4"

Bedroom 1  
4.96m x 3.29m 16' 3" x 10' 9"

Bedroom 2  
5.25m x 3.29m 17' 2" x 10' 9"

Bedroom 3  
3.38m x 2.11m 11' 1" x 6' 11"

Ensuite  
2.28m x 1.43m 7' 5" x 4' 8"

Store  
0.92m x 0.70m 3' 0" x 2' 3"

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View of Block 8: 'The Mara' House Types

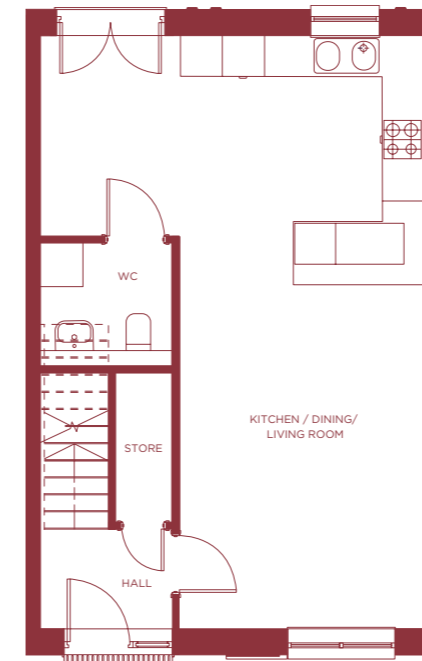
# The Orin

The Orin is a three-bedroom terraced house. Reaching 2.5 storeys, it has a spacious, open-plan kitchen and living arrangement on the ground floor while two bedrooms and a study occupy the entirety of the first-floor. The final touch is a spacious, master ensuite bedroom within a “room in the roof” which features a large roof light and walk-in wardrobe.

# The Orin

3 bedroom mid terrace | 127m<sup>2</sup> / 1,368ft<sup>2</sup>

Plot numbers: 2 & 5

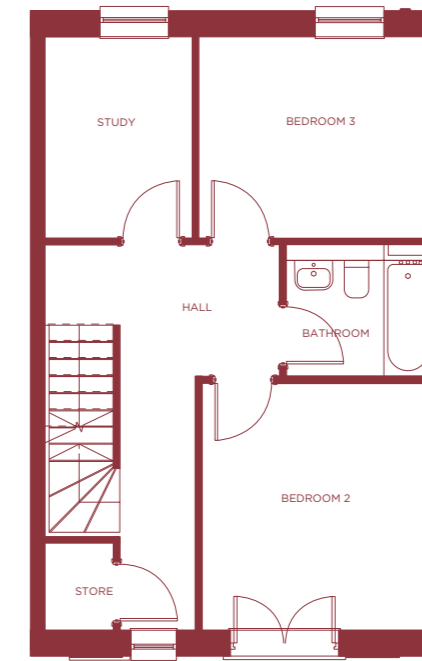


## GROUND FLOOR

Kitchen / Dining / Living Room  
8.69m x 5.60m 28' 6" x 18' 4"

WC  
1.91m x 1.80m 6' 3" x 5' 11"

Store  
2.19m x 0.84m 7' 2" x 2' 9"



## FIRST FLOOR

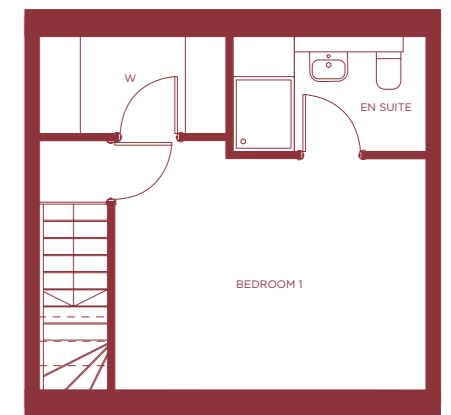
Bedroom 1  
3.62m x 3.31m 11' 10" x 10' 10"

Bedroom 2  
3.36m x 2.95m 11' 0" x 9' 8"

Study  
2.95m x 2.16m 9' 8" x 7' 1"

Bathroom  
2.13m x 1.93m 6' 11" x 6' 4"

Store  
1.27m x 1.00m 4' 2" x 3' 3"



## SECOND FLOOR

Bedroom 3  
4.51m x 3.69m 14' 9" x 12' 1"

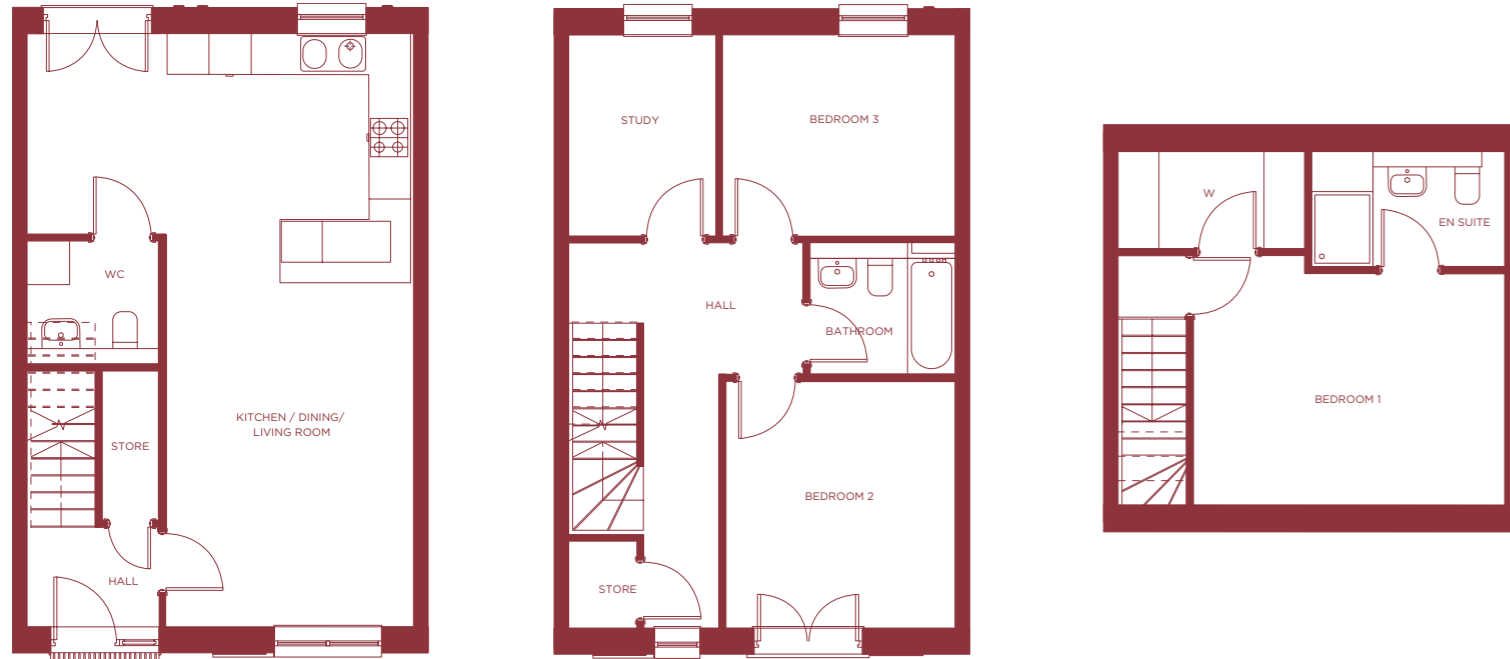
Ensuite  
2.83m x 1.64m 9' 3" x 5' 4"

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# The Orin

3 bedroom end terrace (LH) | 125.8m<sup>2</sup> / 1,354ft<sup>2</sup>

Plot numbers: 1 & 4



## GROUND FLOOR

Kitchen / Dining / Living Room  
8.69m x 5.55m 28' 6" x 18' 2"

WC  
1.92m x 1.80m 6' 3" x 5' 11"

Store  
2.19m x 0.82m 7' 2" x 2' 8"

## FIRST FLOOR

Bedroom 1  
3.62m x 3.23m 11' 10" x 10' 7"

Bedroom 2  
3.30m x 2.95m 10' 10" x 9' 8"

Study  
2.95m x 2.16m 9' 8" x 7' 1"

Bathroom  
2.13m x 1.93m 6' 11" x 6' 4"

Store  
1.27m x 1.00m 4' 2" x 3' 3"

## SECOND FLOOR

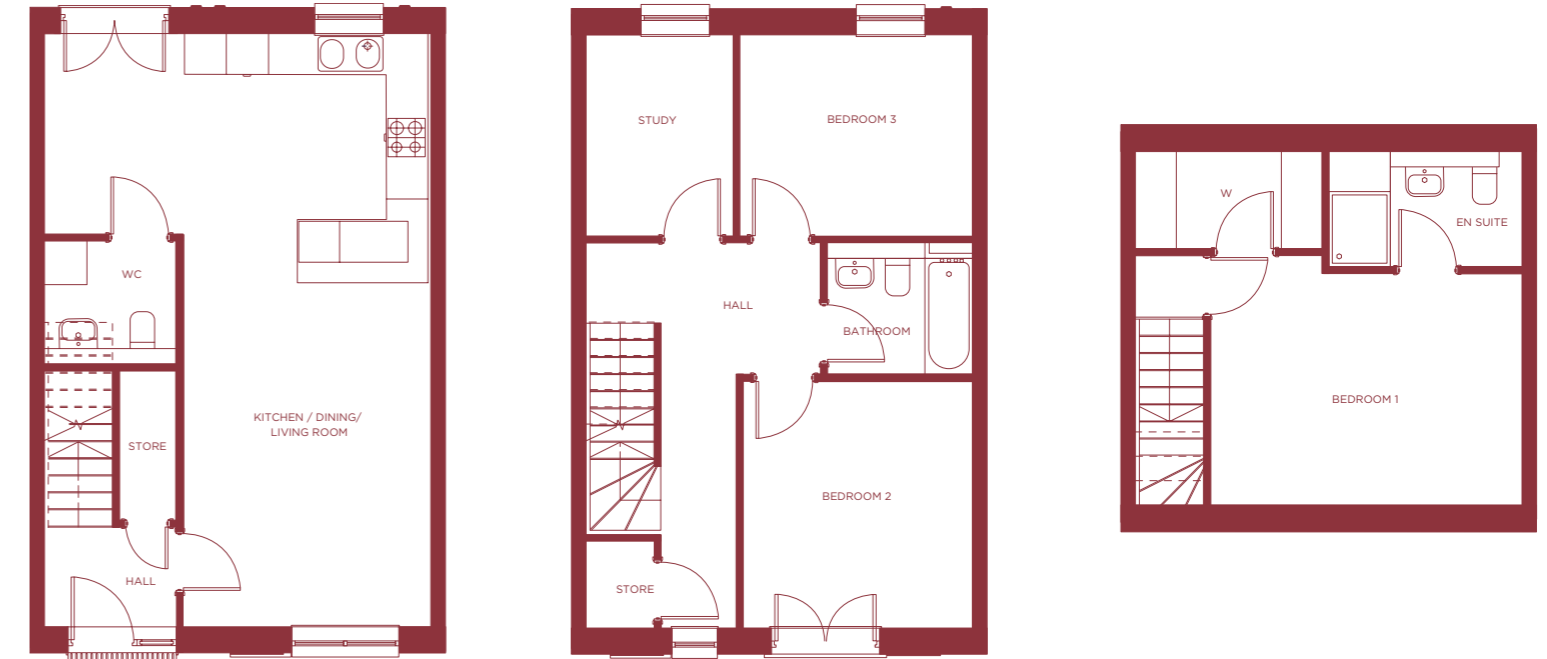
Bedroom 3  
4.45m x 3.69m 14' 7" x 12' 1"

Ensuite  
2.83m x 1.64m 9' 3" x 5' 4"

# The Orin

3 bedroom end terrace (RH) | 126.8m<sup>2</sup> / 1,364ft<sup>2</sup>

Plot numbers: 3 & 6



## GROUND FLOOR

Kitchen / Dining / Living Room  
8.69m x 5.60m 28' 6" x 18' 4"

WC  
1.94m x 1.80m 6' 4" x 5' 10"

Store  
2.19m x 0.84m 7' 2" x 2' 9"

## FIRST FLOOR

Bedroom 1  
3.62m x 3.30m 11' 10" x 10' 10"

Bedroom 2  
3.35m x 2.95m 10' 11" x 9' 8"

Study  
2.95m x 2.16m 9' 8" x 7' 1"

Bathroom  
2.13m x 1.93m 6' 11" x 6' 4"

Store  
1.27m x 1.00m 4' 2" x 3' 3"

## SECOND FLOOR

Bedroom 3  
4.50m x 3.69m 14' 9" x 12' 1"

Ensuite  
2.83m x 1.64m 9' 3" x 5' 4"

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 The Scholars. 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.

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View of Block 2: 'The Orin' House Types

# About

“Everything that was promised was delivered.”

“I knew they had a good reputation for customer service and building high-quality homes.”

“It’s really well-sized and the quality of the fixtures and fittings is superb.”



CCG Homes Ltd are part of the CCG (Scotland) Group which is recognised as one of the country’s largest and most innovative construction and manufacturing companies with an annual turnover in excess of £240m.

Celebrating its 50th anniversary in 2024, it is a business built on solid and sustainable foundations. Our success is evidenced across a range of developments from relaunching in 2018, where we have received recognition from across the sector and purchasers alike for our distinct approach to housing design, quality, and specification and energy performance standards.

Our approach to development is complemented by our dedicated sales team who are on hand to provide support to you at every stage of your buying journey. We want you to enjoy the process and are here to help meet your needs and find your dream property.





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