

GiantrockS

Gourock

Phase II





Go beyond your expectations

Your very own piece of spectacular waterfront awaits you...



Go beyond a view like no other



A thoroughly unique location

Feel a real connection with the landscape

Go beyond the idyllic

30 minutes from Glasgow's bustling city centre



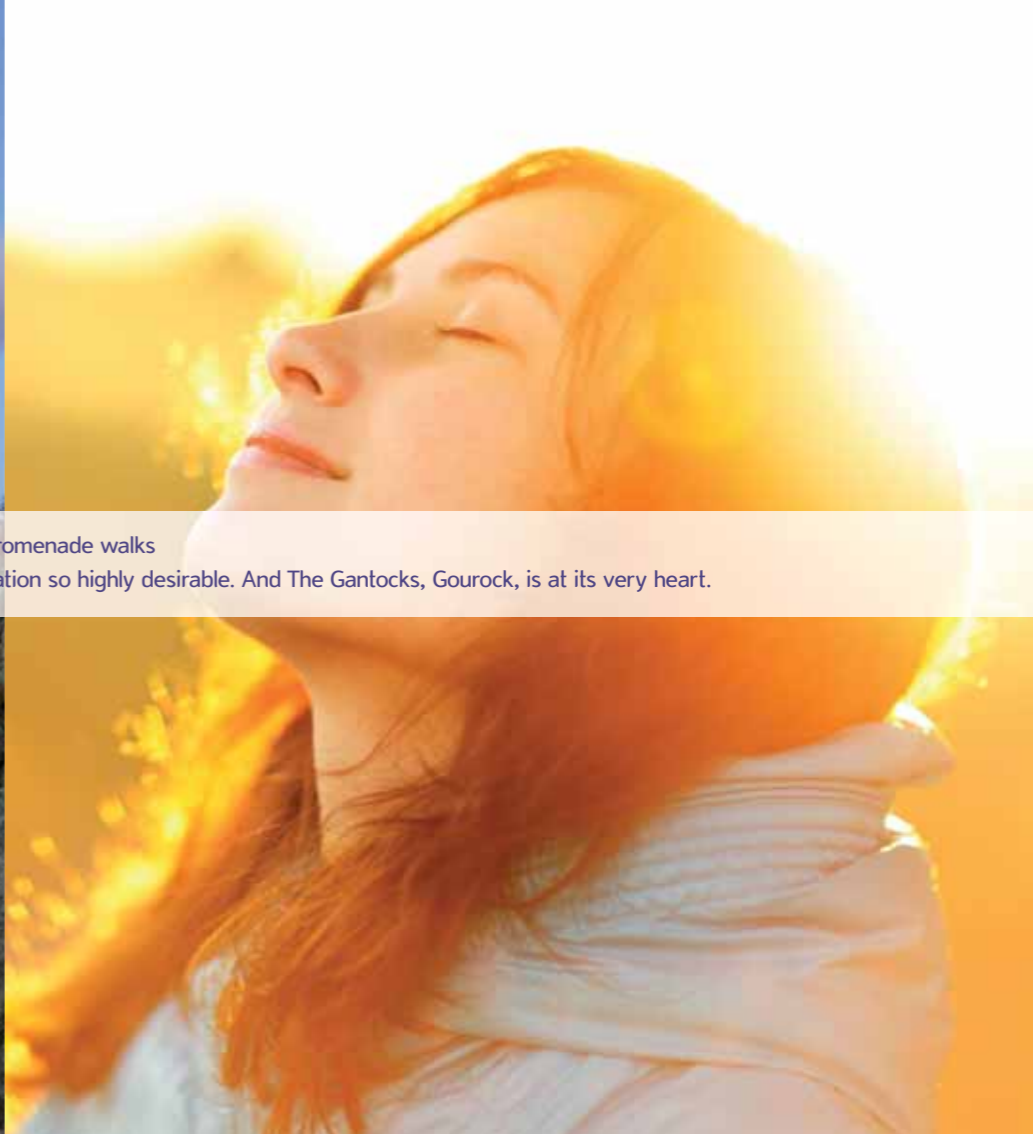
Peace and tranquillity amidst a welcoming community

Whatever shade of life – it's all on your doorstep

Go beyond the spectacular

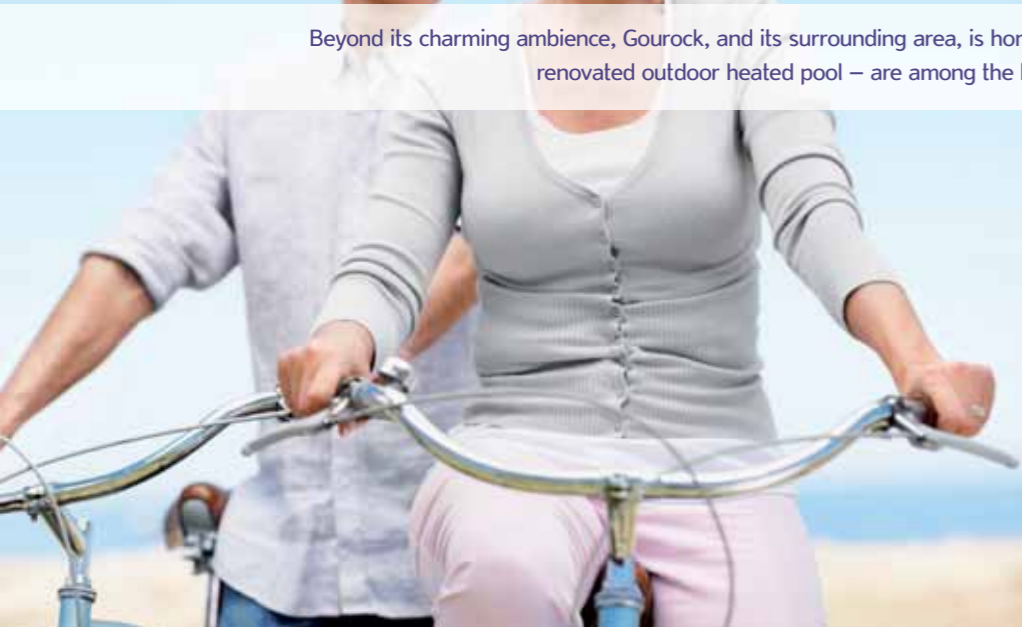


It's all about the ambience. It's about the fresh sea air, picturesque waterfront and breathtaking views across the Firth of Clyde. It's about the majestic mountain backdrop, peaceful promenade walks and intriguing local landmarks, such as the Cloch Lighthouse, built 1796. It's about an idyllic setting with a relaxed pace of life. It's the ambience that makes this location so highly desirable. And The Gantocks, Gourock, is at its very heart.





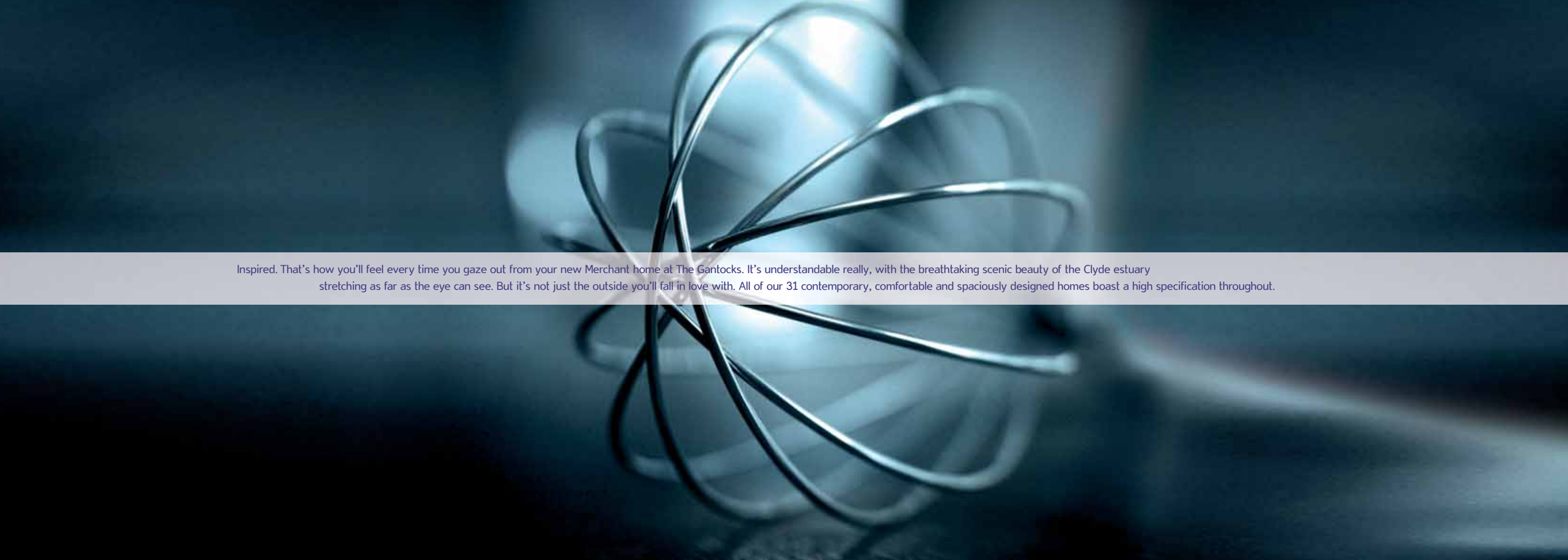
Beyond its charming ambience, Gourock, and its surrounding area, is home to a hive of activity and modern amenities. In fact, its sports, leisure and entertainment facilities – including a Royal Yacht Club and newly renovated outdoor heated pool – are among the best in Scotland. Add a fantastic mix of shops, schools, hotels, restaurants and pubs, and you've everything you need for an exciting, richly varied lifestyle, right on your doorstep.







31 wonderfully spacious apartments, set in landscaped grounds that blend new planting with natural woodland



Inspired. That's how you'll feel every time you gaze out from your new Merchant home at The Gantocks. It's understandable really, with the breathtaking scenic beauty of the Clyde estuary stretching as far as the eye can see. But it's not just the outside you'll fall in love with. All of our 31 contemporary, comfortable and spaciouly designed homes boast a high specification throughout.

A close-up photograph of a modern kitchen sink. The sink is made of stainless steel and has a single-basin design. A sleek, chrome faucet is mounted on the sink, with a single-lever handle. Water is flowing from the faucet into the sink. In the foreground, there are several ripe, red tomatoes. In the background, there is a glass carafe and a metal colander filled with red grapes. The overall scene is bright and clean, suggesting a high-quality kitchen environment.

From superbly designed kitchens to beautiful en-suite bathrooms, The Gantocks is all about the ultimate in luxurious living, at a price that's perfectly within reach.

With an extensive collection of floor plans offering a superb range of 2 & 3 bedroom apartments situated within five blocks of the final phase...Merchant Homes have gone far beyond quality specification.

the Gantocks

PHASE II

Phase II of The Gantocks will comprise 31 luxury two and three bedroom apartments, all having balconies with aspects over the Clyde Estuary.



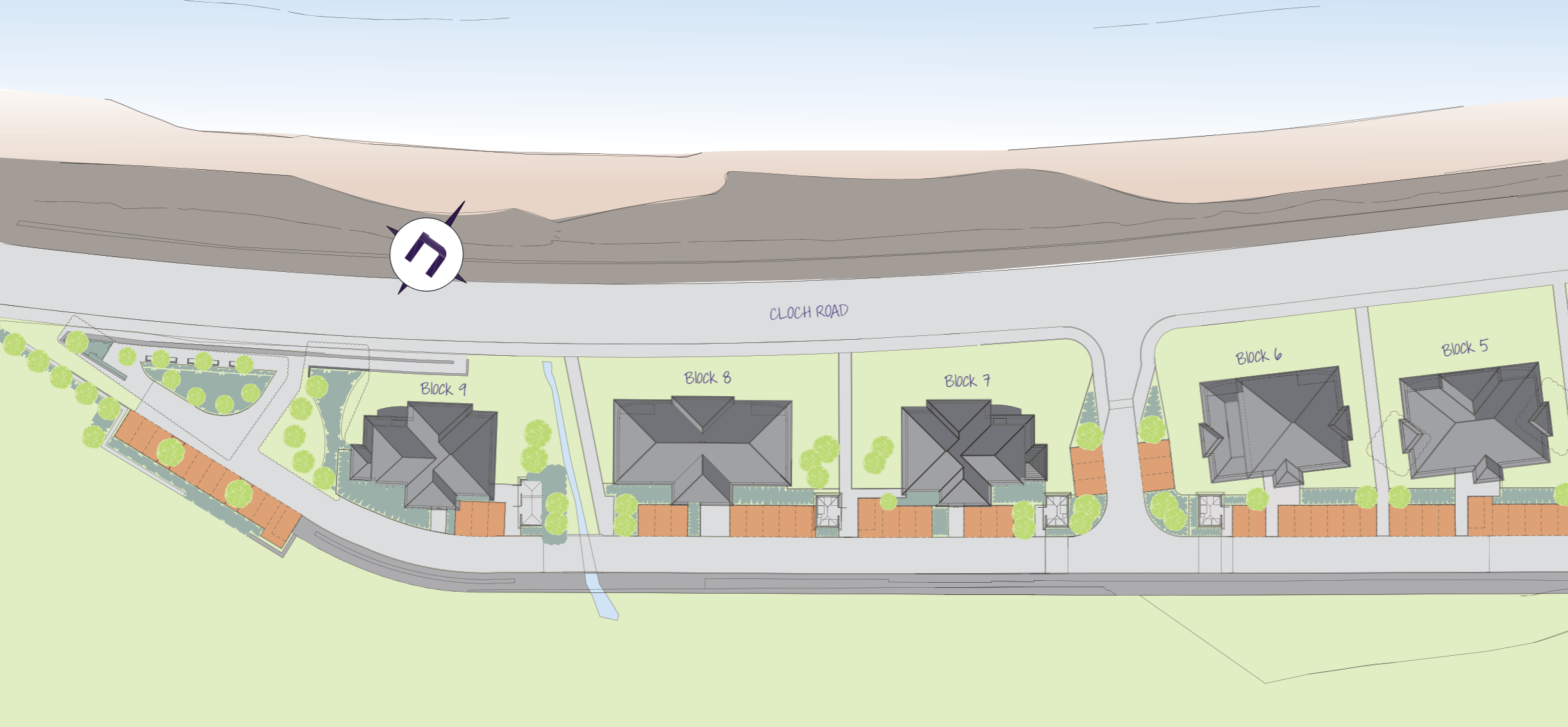
Phase II



Block 7

Block 8

Block 9

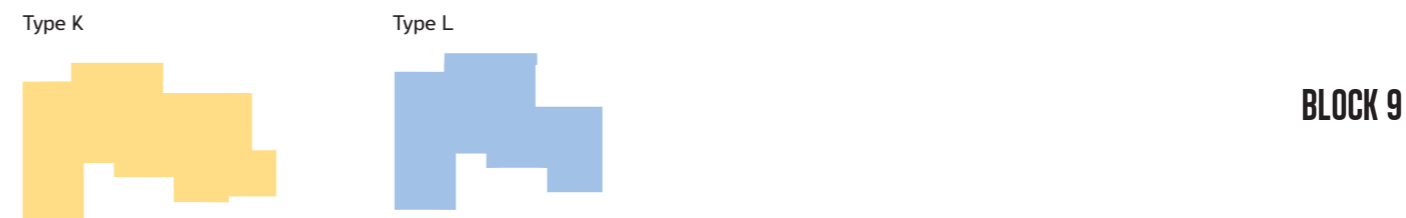
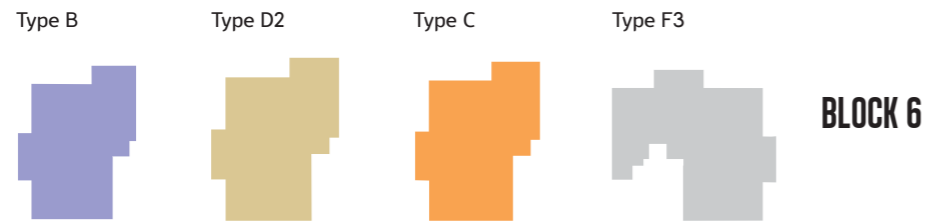
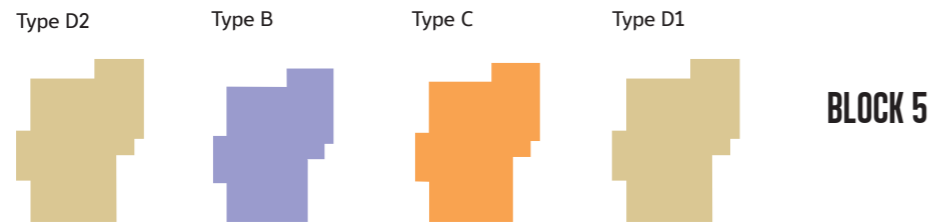


SITE PLAN

Luxury, coastal living in harmony with its natural surroundings. Every aspect of the design exudes quality whilst accentuating a comfortable, secure environment. An investment in space, peace of mind and solidity for the future.

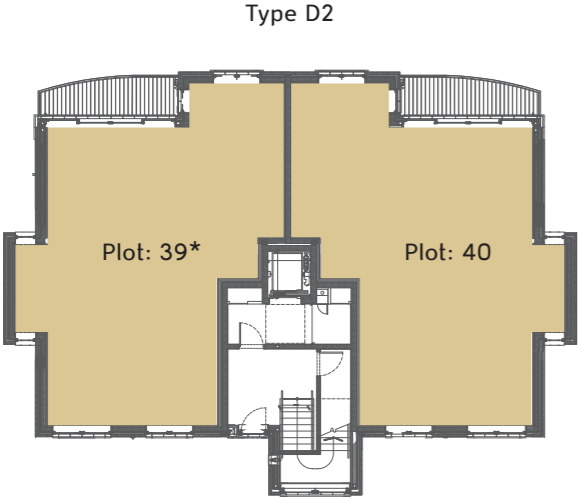
The artist's impression (computer generated graphics) have been prepared for illustrative purposes and are indicative only. They do not form part of any contract or constitute a representation or warranty. External appearance may be subject to variation upon completion of the project.

Please note the site plan is not drawn to scale.

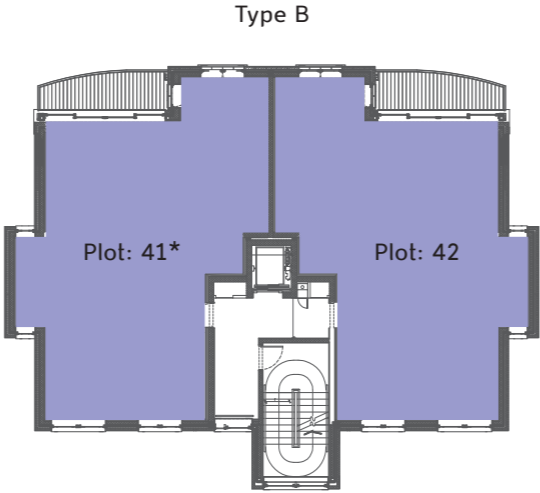


APARTMENT TYPES

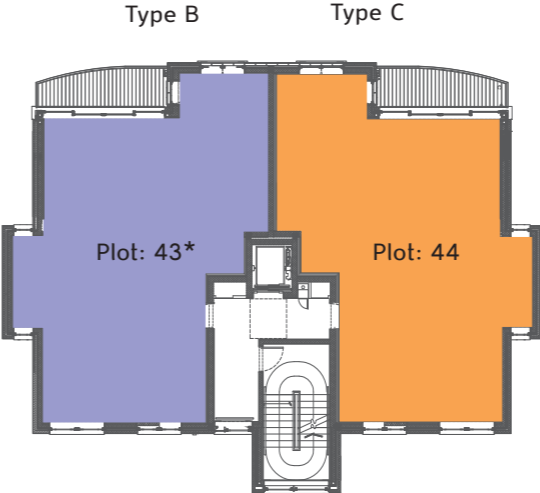
BLOCK FIVE APARTMENT TYPES



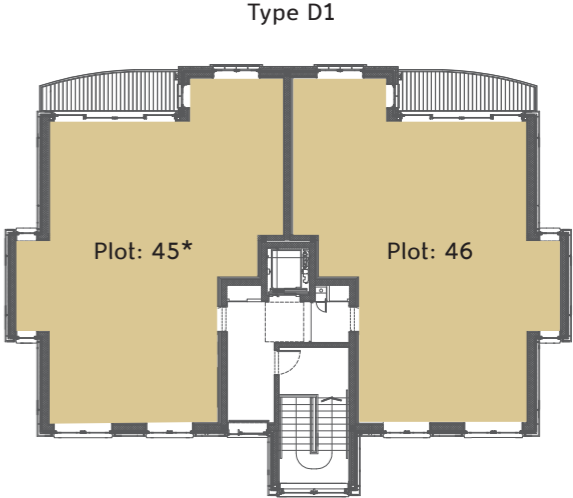
Ground Floor



First Floor



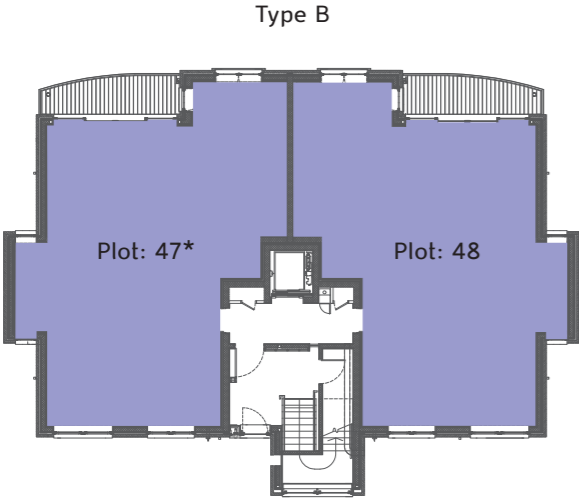
Second Floor



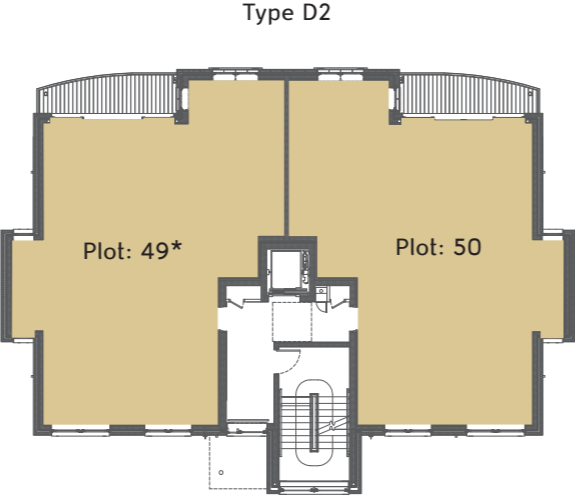
Third Floor

* Handed application of floor plan shown

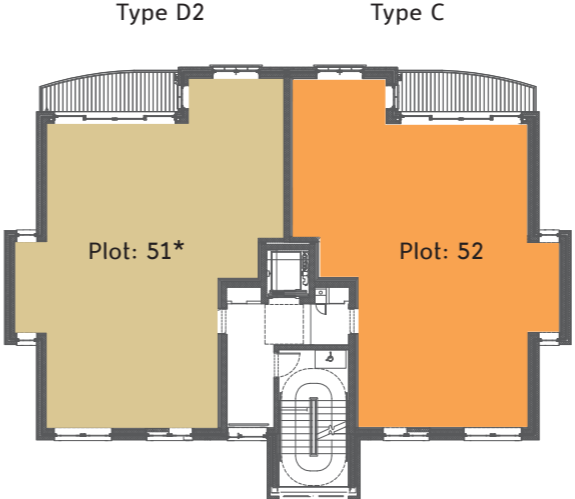
BLOCK SIX APARTMENT TYPES



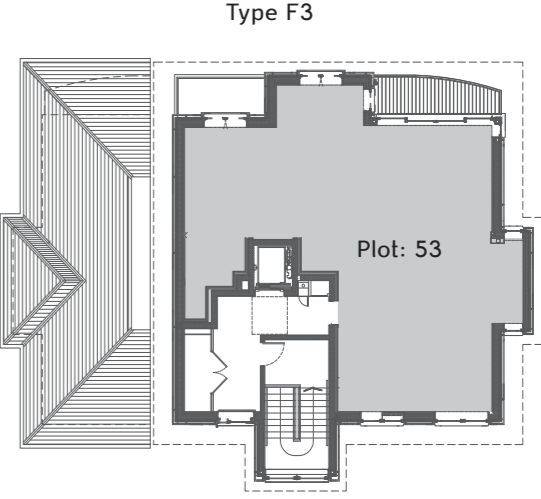
Ground Floor



First Floor



Second Floor

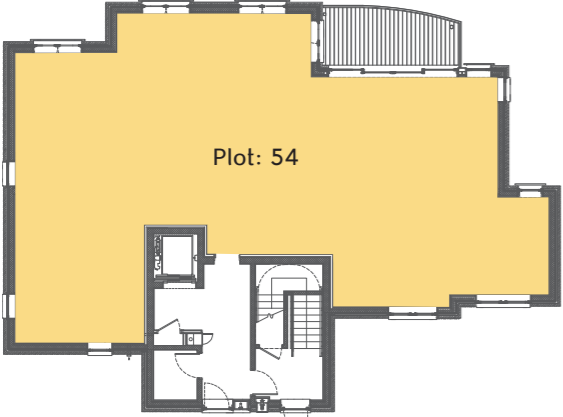


Third Floor

* Handed application of floor plan shown

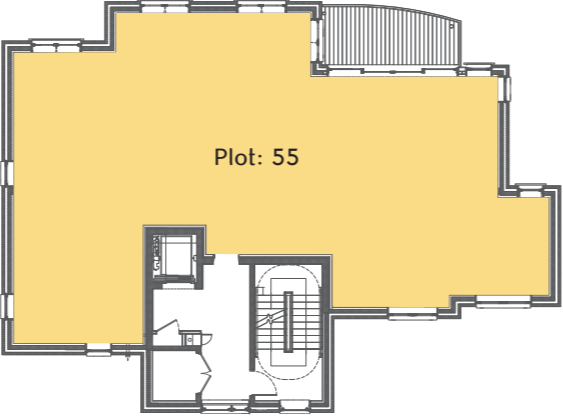
BLOCK SEVEN APARTMENT TYPES

Type K



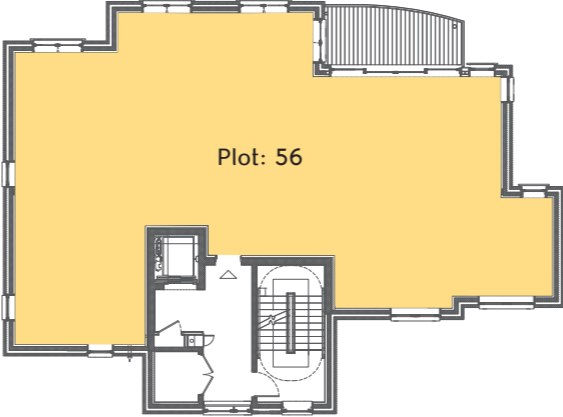
Ground Floor

Type K



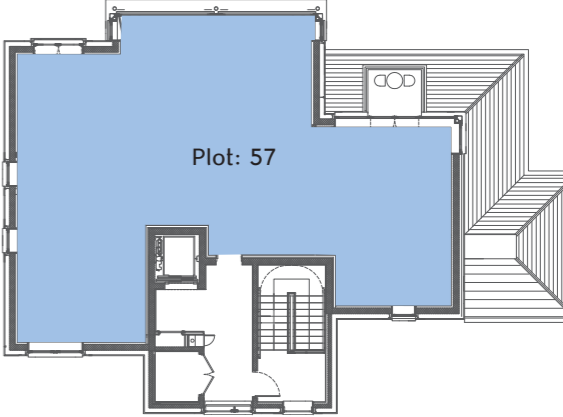
First Floor

Type K



Second Floor

Type L

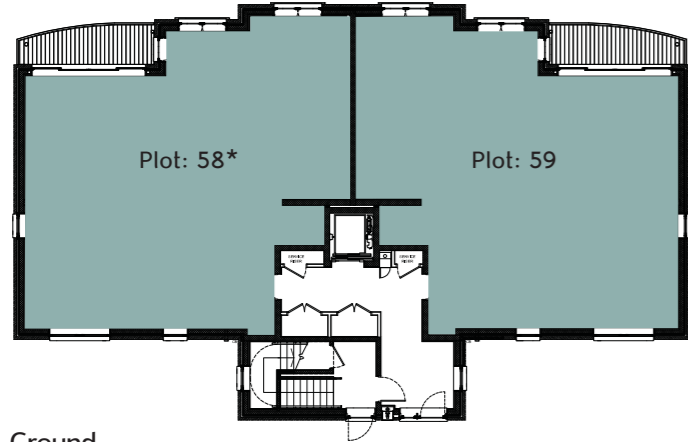


Third Floor

* Handed application of floor plan shown

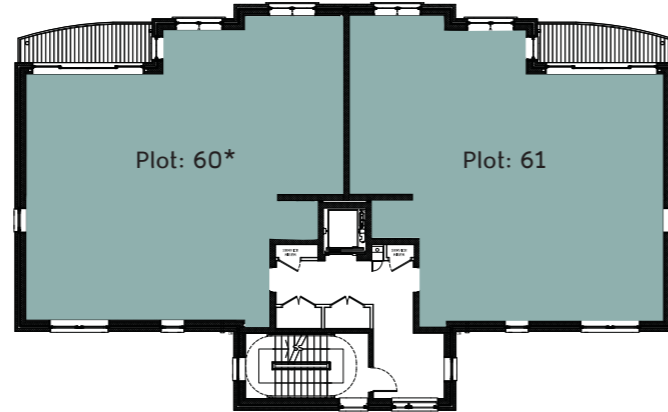
BLOCK EIGHT APARTMENT TYPES

Type J2



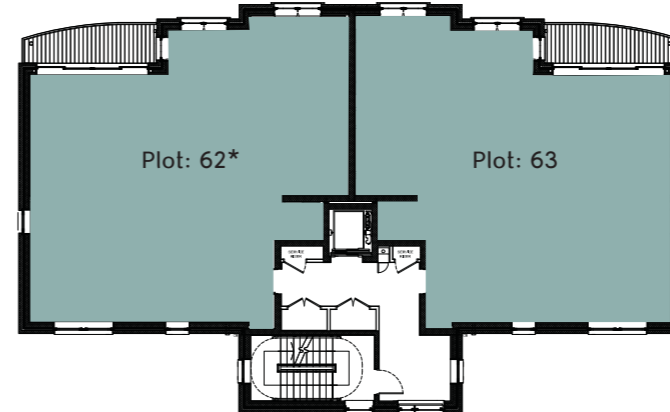
Ground Floor

Type J2



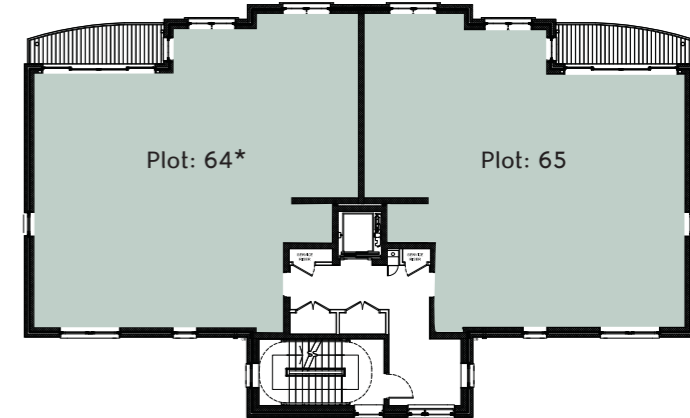
First Floor

Type J2



Second Floor

Type J1

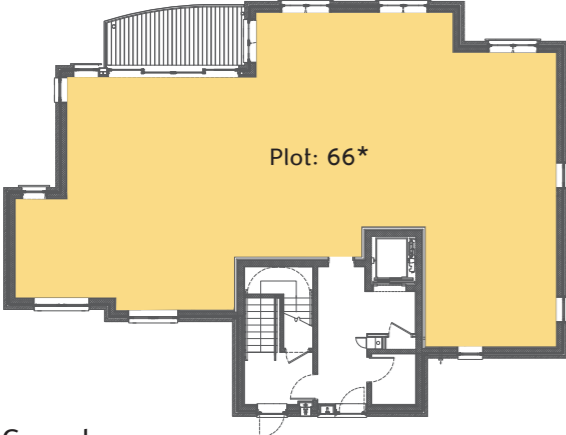


Third Floor

* Handed application of floor plan shown

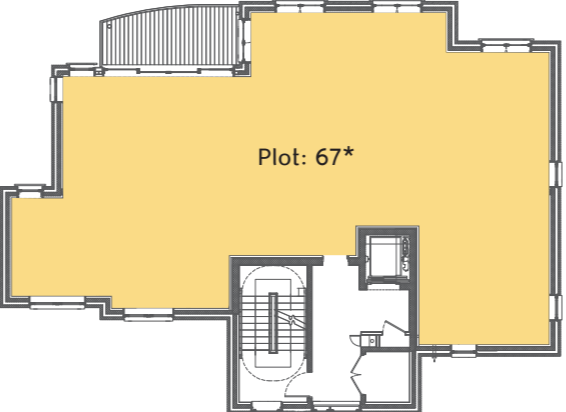
BLOCK NINE APARTMENT TYPES

Type K



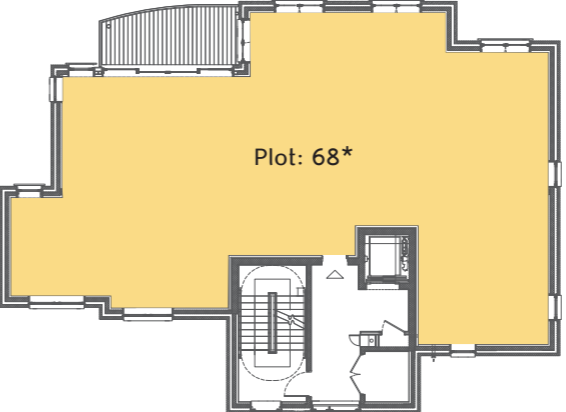
Ground Floor

Type K



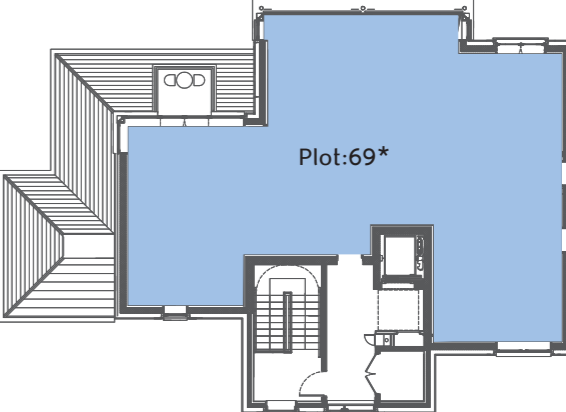
First Floor

Type K



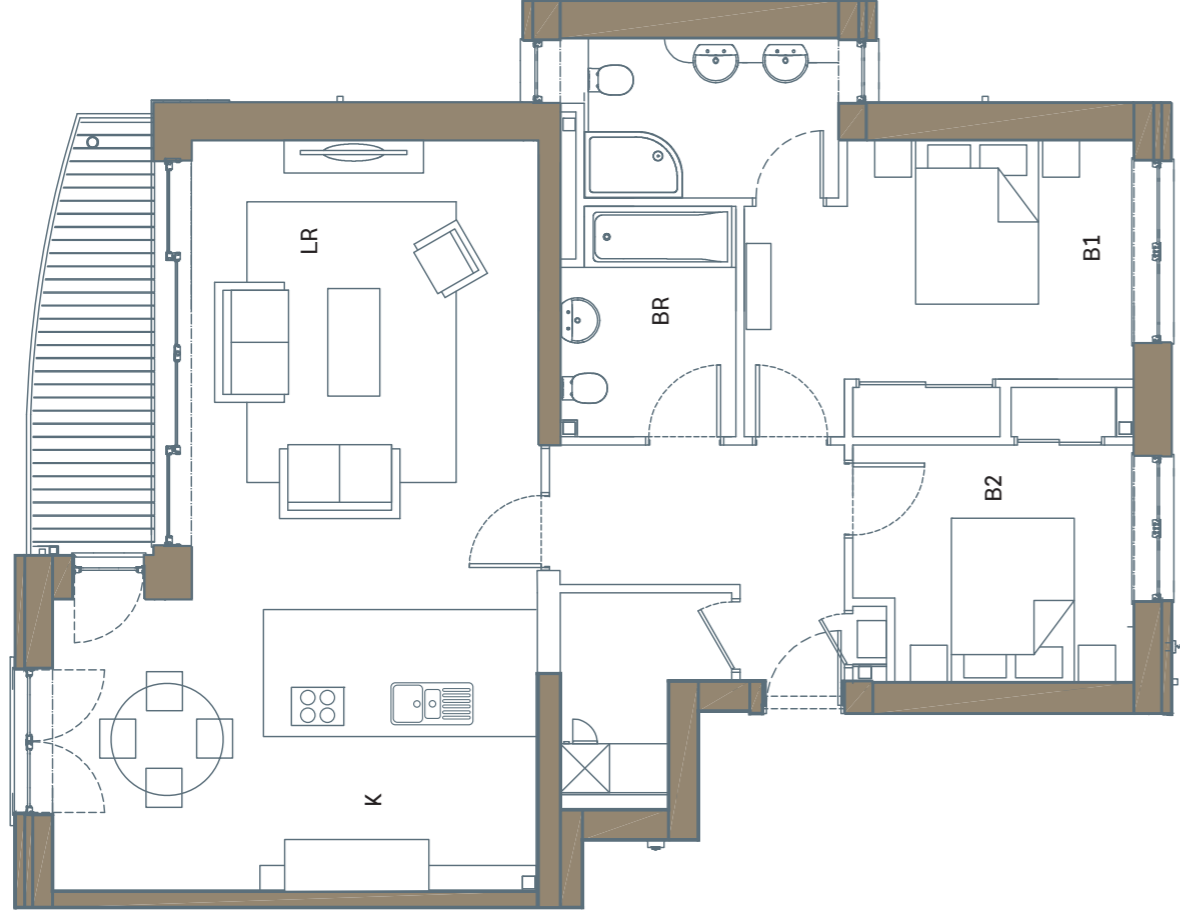
Second Floor

Type L



Third Floor

* Handed application of floor plan shown



APARTMENT TYPE B

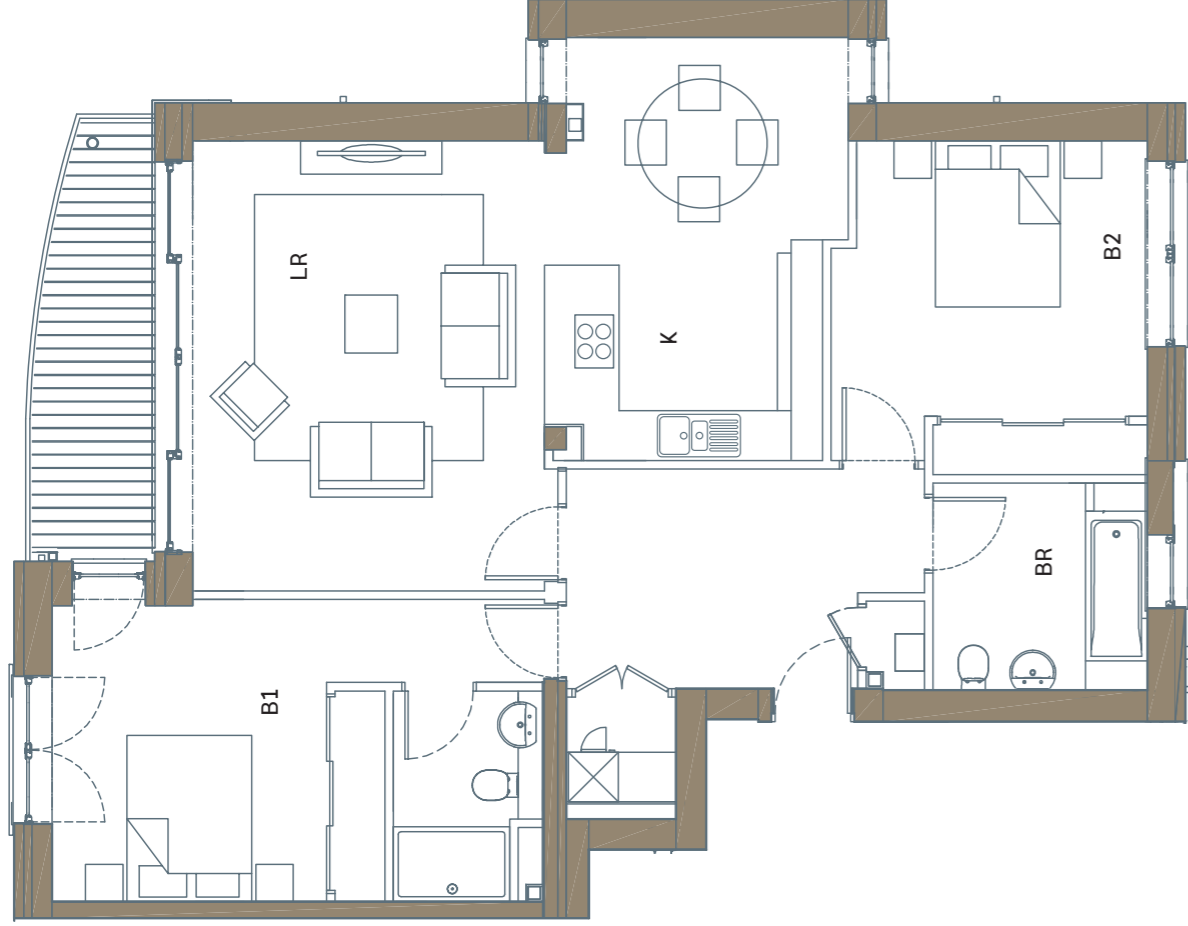
This exciting layout provides 1049 sq ft (97.5 m²) overall floor area. The open plan lounge, kitchen/dining all benefit from the superb natural light from the balcony area. The master bedroom with en-suite and the second bedroom and bathroom are off the hall as is the generous laundry/storage area.

Balcony	5.30 m x 1.47 m	(at widest point)
Living Room	18ft 1in x 13ft 9in	(5.52m x 4.21m)
Kitchen/Dining	19ft 3in x 11ft 10in	(5.89m x 3.61m)
Bedroom 1	15ft 6in x 9ft 5in	(4.73m x 2.89m)
Bedroom 2	11ft 1in x 9ft 5in	(3.40m x 2.89m)
Bathroom	9ft 2in x 7ft 0in	(2.80m x 2.14m)
En-Suite	10ft 0in x 6ft 3in	(3.07m x 1.93m)
AREA	1049 sq ft	(97.5 m ²)

Plot: 41*, 42, 43*, 47*, 48

* Handed application of floor plan shown





APARTMENT TYPE C

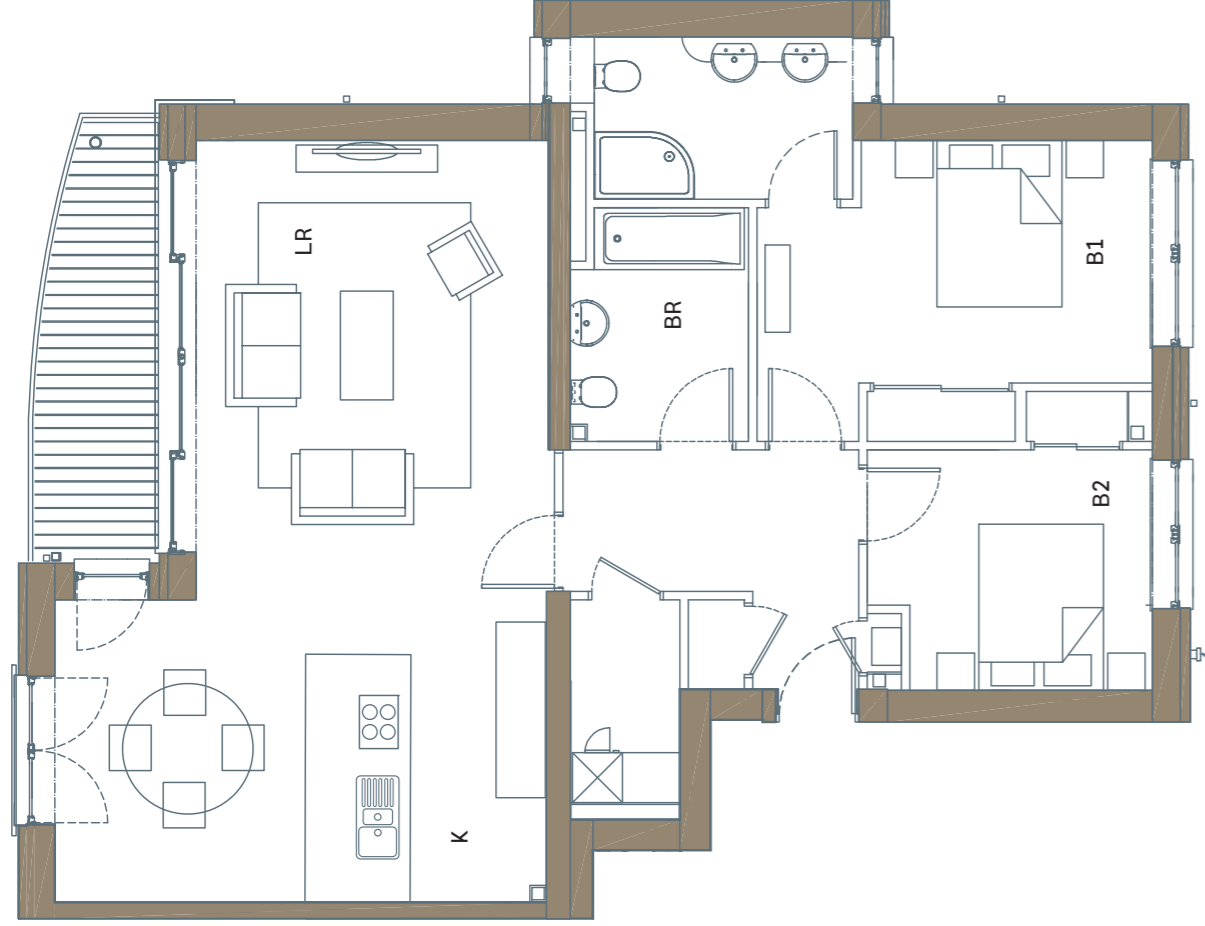
The layout differences are subtle in this 1059 sq ft (98.4 m²) overall floor area. The master bedroom with en-suite allows direct access to the balcony as does the lounge giving the area much of its wow factor. The kitchen/dining area is open plan to the lounge and the second bedroom and bathroom are off the hall as is the laundry/storage area.

Balcony	5.30 m x 1.47 m	(at widest point)
Living Room	17ft 8in x 13ft 9in	(5.41m x 4.21m)
Kitchen/Dining	16ft 8in x 10ft 1in	(5.08m x 3.08m)
Bedroom 1	11ft 10in x 10ft 9in	(3.61m x 3.28m)
Bedroom 2	11ft 5in x 10ft 9in	(3.49m x 3.29m)
Bathroom	8ft 4in x 8ft 2in	(2.56m x 2.49m)
En-Suite	8ft 3in x 5ft 10in	(2.53m x 1.80m)
AREA	1059 sq ft	(98.4 m ²)

Plot: 44, 52



* Handed application of floor plan shown



APARTMENT TYPE D1 & D2

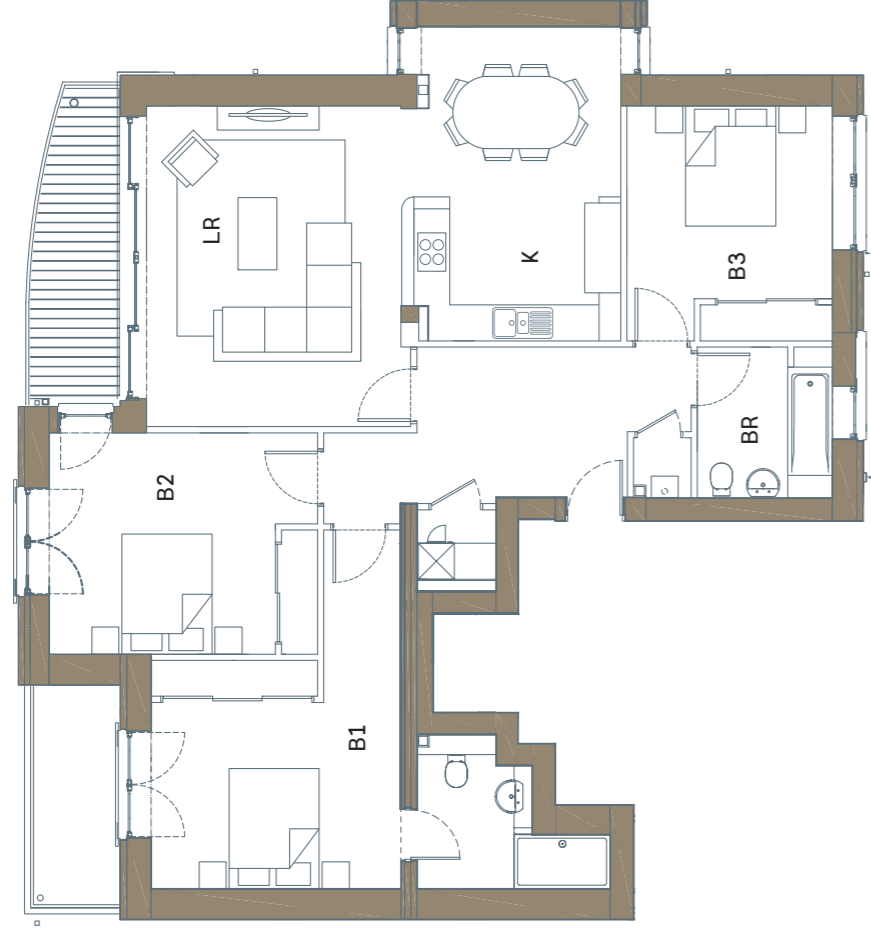
Yet another interesting variation offering over 1047 sq ft (97.3 m²) overall floor area. The spacious open plan lounge, kitchen/dining again enjoy maximum natural light from the balcony area. The master bedroom with en-suite and the second bedroom and bathroom are off the hall as is the spacious laundry/storage area.

	5.30 m x 1.47 m	(at widest point)
D1		
Balcony		
Living Room	19ft 6in x 13ft 8in	(5.96m x 4.19m)
Kitchen	10ft 2in x 10ft 5in	(3.10m x 3.20m)
Dining	11ft 10in x 8ft 9in	(3.61m x 2.69m)
Bedroom 1	15ft 3in x 9ft 2in	(4.65m x 2.81m)
Bedroom 2	10ft 11in x 9ft 4in	(3.33m x 2.87m)
Bathroom	9ft 2in x 7ft 0in	(2.80m x 2.14m)
En-Suite	10ft 0in x 6ft 3in	(3.07m x 1.93m)
AREA	1047 sq ft	(97.3 m ²)
D2		
Living Room	19ft 9in x 13ft 9in	(6.03m x 4.21m)
Kitchen	10ft 5in x 10ft 2in	(3.20m x 3.10m)
Dining	11ft 10in x 8ft 9in	(3.61m x 2.69m)
Bedroom 1	15ft 6in x 9ft 5in	(4.73m x 2.89m)
Bedroom 2	11ft 1in x 9ft 5in	(3.40m x 2.89m)
Bathroom	9ft 2in x 7ft 0in	(2.80m x 2.14m)
En-Suite	10ft 0in x 6ft 3in	(3.07m x 1.93m)
AREA	1049 sq ft	(97.5 m ²)

D1 Plot: 45*, 46

D2 Plot: 39*, 40, 49*, 50, 51*

* Handed application of floor plan shown



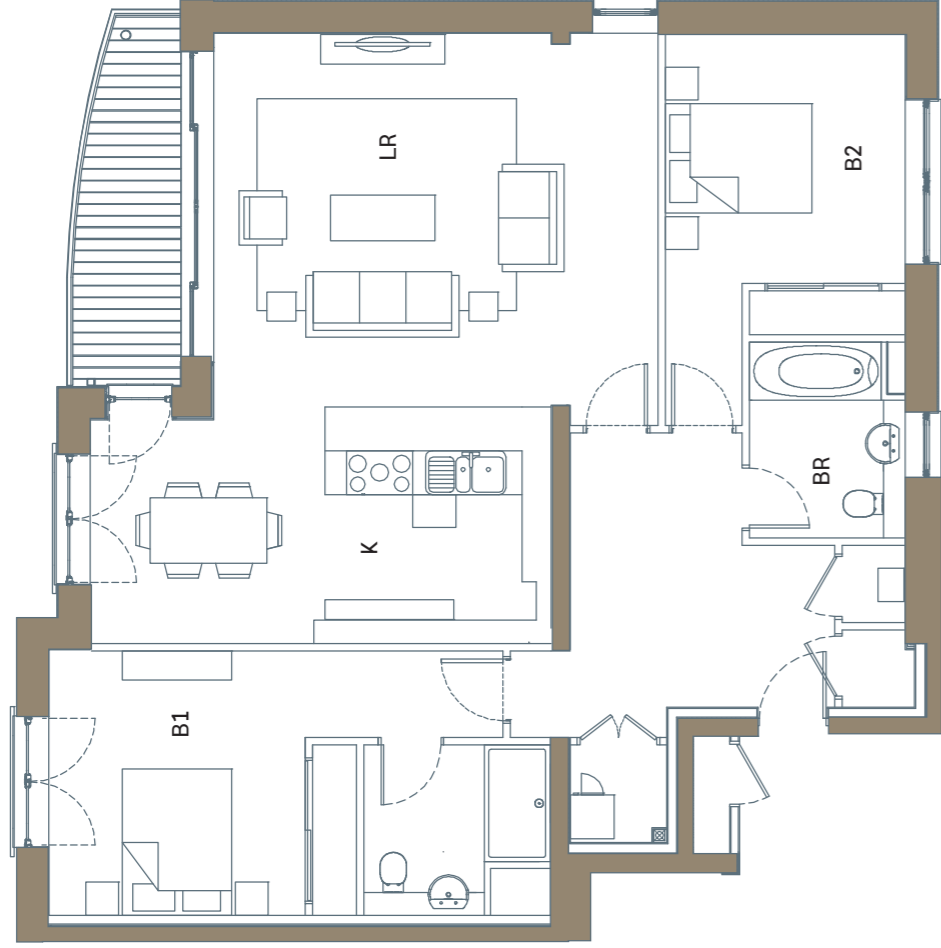
APARTMENT TYPE F3 – PENTHOUSE

An alternative layout offering 1286 sq ft (119.5 m²) overall floor area. Again the balcony area gives the lounge its special appeal with the light spilling onto kitchen/dining area. The same outlook enhances both the master bedroom with en-suite and private balcony and bedroom two. Bedroom three and the bathroom are off the hall as is the laundry/storage area. This apartment features private access and lobby area.

Balcony Terrace	5.30 m x 1.47 m 3.65 m x 1.19 m	(at widest point)
Living Room	17ft 6in x 14ft 4in	(5.34m x 4.37m)
Kitchen/Dining	17ft 1in x 11ft 4in	(5.21m x 3.47m)
Bedroom 1	13ft 6in x 10ft 1in	(4.14m x 3.08m)
Bedroom 2	12ft 3in x 11ft 11in	(3.74m x 3.64m)
Bedroom 3	11ft 2in x 10ft 5in	(3.42m x 3.19m)
Bathroom	8ft 3in x 7ft 3in	(2.52m x 2.23m)
En-Suite	8ft 4in x 6ft 3in	(2.54m x 1.91m)
AREA	1286 sq ft	(119.5 m ²)

Plot: 53





APARTMENT TYPE J1

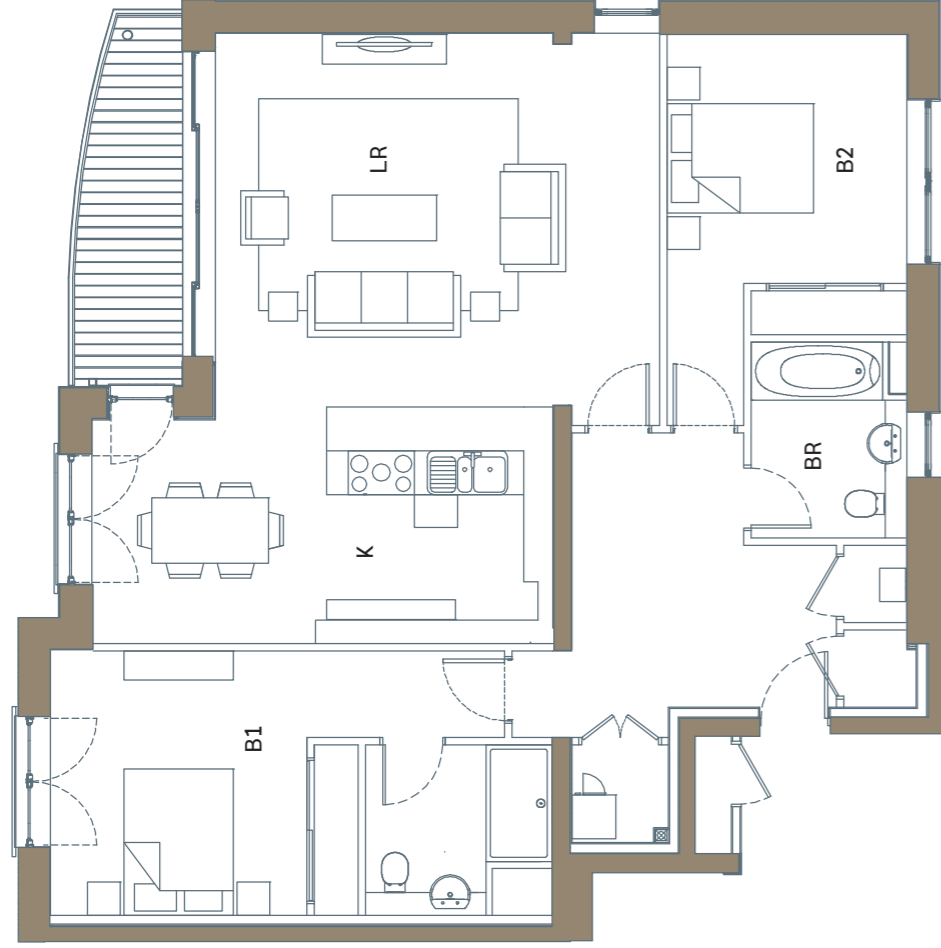
This beautifully designed apartment enjoys wonderful natural light from the balcony. With the total floor area being a generous 1224 sq.ft. (113.8 m²), the J1 offers a pleasing layout. The modern open plan lounge/dining area and kitchen enjoy maximum use of space. The master bedroom with en-suite, bedroom two and the main bathroom are all accessed from the spacious hallway, as is the laundry/storage area.

Balcony	5.08m x 1.47m	(at widest point)
Living Room	19ft 10in x 16ft 5in	(6.06m x 5.02m)
Kitchen	10ft 7in x 10ft 2in	(3.24m x 3.10m)
Dining	10ft 5in x 9ft 11in	(3.19m x 3.04m)
Bedroom 1	11ft 10in x 11ft 5in	(3.61m x 3.49m)
Bedroom 2	10ft 11in x 10ft 5in	(3.33m x 3.18m)
Bathroom	8ft 9in x 6ft 9in	(2.68m x 2.08m)
En-Suite	8ft 4in x 7ft 7in	(2.55m x 2.32m)
AREA	1224 sq ft	(113.8 m ²)

Plot: 64*, 65

* Handed application of floor plan shown





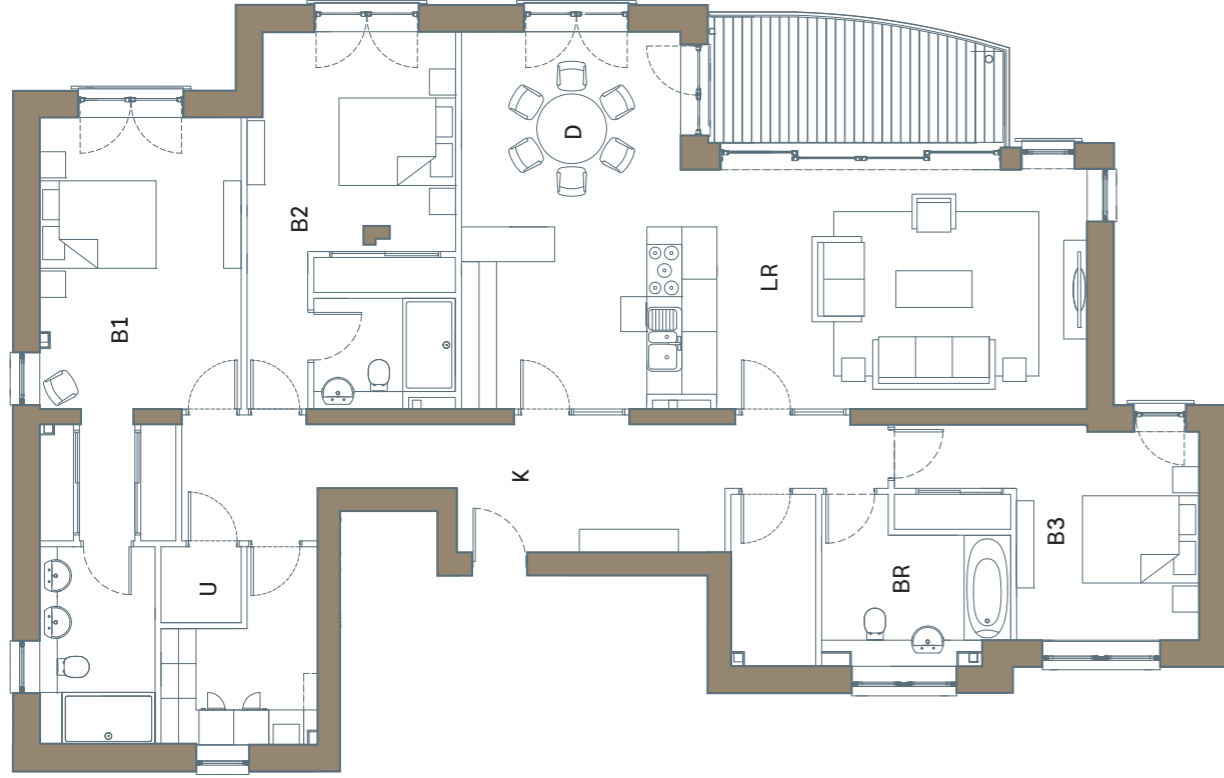
APARTMENT TYPE J2

This beautifully designed apartment enjoys wonderful natural light from the balcony. With the total floor area being a generous 1240 sq.ft. (115.2 m²), the J2 offers a pleasing layout. The modern open plan lounge/dining area and kitchen enjoy maximum use of space. The master bedroom with en-suite, bedroom two and the main bathroom are all accessed from the spacious hallway, as is the laundry/storage area.

Balcony	5.08m x 1.47m	(at widest point)
Living Room	19ft 10in x 16ft 8in	(6.06m x 5.09m)
Kitchen	10ft 7in x 10ft 2in	(3.24m x 3.10m)
Dining	10ft 5in x 9ft 11in	(3.19m x 3.04m)
Bedroom 1	11ft 10in x 11ft 5in	(3.61m x 3.49m)
Bedroom 2	11ft 1in x 10ft 8in	(3.40m x 3.26m)
Bathroom	8ft 9in x 6ft 11in	(2.68m x 2.11m)
En-Suite	8ft 4in x 7ft 7in	(2.55m x 2.32m)
AREA	1240 sq ft	(115.2 m ²)

Plot 58*, 59, 60*, 61, 62*, 63

* Handed application of floor plan shown



APARTMENT TYPE **K** – THREE BEDROOM

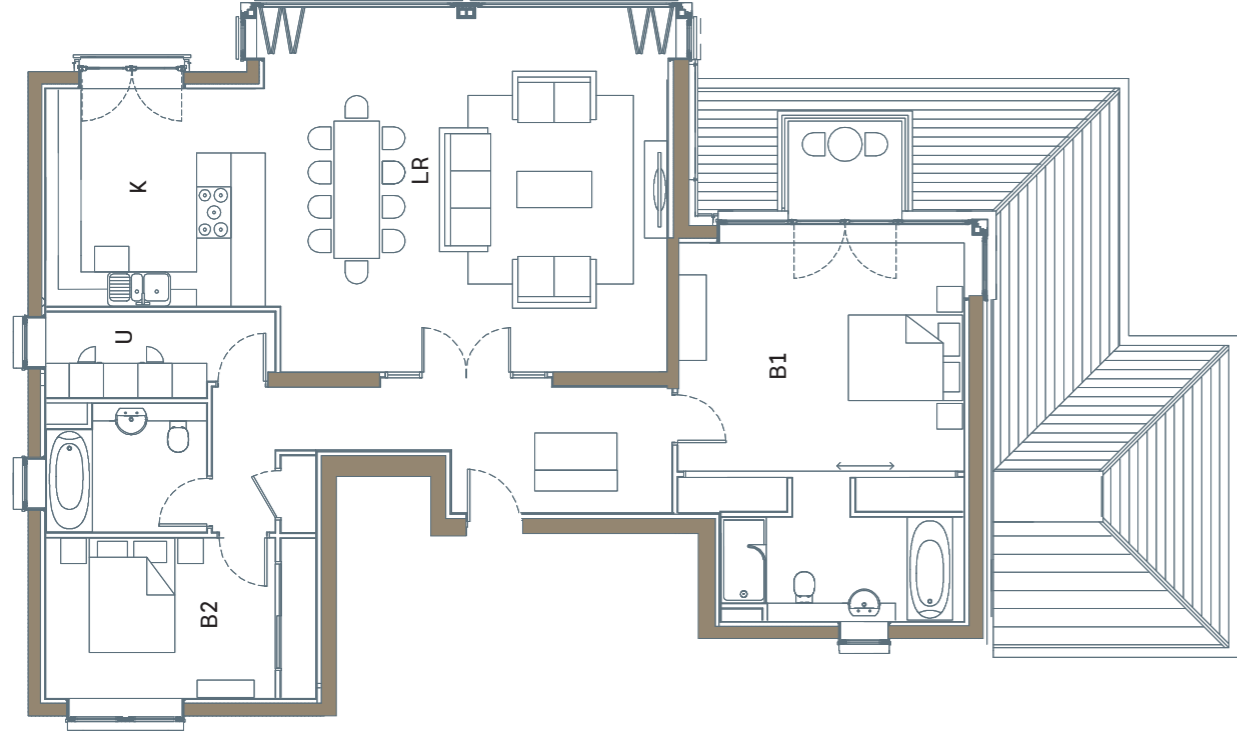
This outstanding three bedroom layout of 1795 sq.ft. (166.8m²) offers private access and lobby area to the upper floor apartments, with only one apartment per floor over ground, first and second floor levels. This spacious apartment offers flexible living with both master and second bedroom having en-suite, whilst the third bedroom and the main bathroom are adjacent. The lounge/dining/kitchen area enjoys all the natural light from the extensive glazing to the balcony and french doors. The spacious hallway offers access to generous utility and storage area.

Balcony	5.08m x 2.17m	(at widest point)
Living Room	20ft 10in x 13ft 5in	(6.35m x 4.10m)
Kitchen	14ft 4in x 10ft 2in	(4.38m x 3.12m)
Dining	12ft 4in x 10ft 11in	(3.76m x 3.35m)
Bedroom 1	16ft 4in x 11ft 3in	(5.00m x 3.45m)
Bedroom 2	12ft 4in x 11ft 8in	(3.77m x 3.57m)
Bedroom 3	12ft 1in x 10ft 3in	(3.70m x 3.13m)
Utility	8ft 9in x 6ft 6in	(2.69m x 1.99m)
Bathroom	10ft 7in x 7ft 4in	(3.24m x 2.25m)
En-Suite 1	11ft 1in x 6ft 5in	(3.40m x 1.98m)
En-Suite 2	7ft 11in x 6ft 2in	(2.43 x 1.90m)
AREA	1795 sq ft	(166.8 m ²)

Plot: 54, 55, 56, 66*, 67*, 68*

* Handed application of floor plan shown





APARTMENT TYPE L – PENTHOUSE

Space and light are the first and lasting impression in this spacious two bedroom apartment offering a generous 1441 sq.ft. (133.9 m²). Full height bi-fold glazed doors fill the lounge/dining/kitchen with natural light. The master bedroom with full bath/shower en-suite also has a private terrace offering outstanding views and privacy. Bedroom two is adjacent to the main bathroom with generous utility/storage areas off the main hall.

Terrace	1.99m x 1.56m	
Living /Dining	23ft 0in x 20ft 11in	(7.03m x 6.38m)
Kitchen	12ft 4in x 12ft 6in	(3.78m x 3.82m)
Bedroom 1	16ft 4in x 13ft 0in	(4.98m x 3.97m)
Bedroom 2	13ft 1in x 9ft 1in	(3.99m x 2.78m)
Utility	13ft 1in x 4ft 11in	(3.99m x 1.50m)
Bathroom	9ft 2in x 7ft 4in	(2.80m x 2.25m)
En-Suite	13ft 10in x 5ft 10in	(4.23m x 1.80m)
AREA	1441 sq ft	(133.9 m ²)

Plot: 57, 69*

* Handed application of floor plan shown



UNUM Architecture specialise in numerous sectors of the market, UK wide, one of our primary expertises being residential.

The design approach has been to create separate apartment pavilions to maximise light and exploit the wider aspect and views to the Clyde and Holy Loch beyond. This also allows the wooded landscape of Pritchard Wood, to the rear, to permeate through the site.

Externally the materials are to be of high quality and appropriate to the maritime setting, with generous glazing and balconies that take full advantage of the enviable aspect to the development, no doubt unsurpassed by any other residential development around the UK.



Internally the apartments are of very generous proportions, with varied options of open plan living embracing the wide expansive views to the front, and more

traditional layout options providing a separate kitchen, to cater for all tastes and aspirations.

The high quality of specification inside and out, the generous spatial layouts, and location, will create a market leading bespoke development that the discerning buyer will aspire to.

We are proud to be associated with Merchant Homes, who have a reputation for providing a high quality product in the residential market, and for the opportunity of assisting with the provision of a bespoke, luxury residential development such as The Gantocks.



At Merchant Homes, we are dedicated to building modern, comfortable homes with the highest specification throughout, and we are delighted to bring a wealth of experience to our stunning new development, The Gantocks, Gourrock.

At Merchant Homes, we take pride in the design and construction of all our homes. Individuality is key – and we believe that is what modern and discerning homebuyers look for in their new home.

From the initial design, right through to the finishing touches, every stage of the build process stays in the hands of our experienced in-house teams and exceptional architects. The result is a unique home, created to the highest quality, every time.

At The Gantocks, you can expect the utmost individuality in design and excellence, as standard.



Specification

External Finishes

Low maintenance grey upvc windows
Low maintenance grey aluminium doors to balconies
Low maintenance soffit and fascia panels
Mono-bloc designated parking areas

Kitchen – Impuls by ALNO

Each contemporary designed kitchen is fully integrated offering a choice of stylish high quality fittings (choice subject to build stage)

Appliances - Siemens

Stainless steel single oven
Stainless steel microwave
Induction hob – 4 zones
Fridge/freezer – 70/30
Dishwasher – 12 place
Stainless steel ‘island’ extractor

Feature LED lighting

Wardrobes - Kelvin

Contemporary designed sliding wardrobes fitted with internal shelf and hanging rail (see sales executive for specific information)

Bathroom & En-Suite – Ideal Standard

Modern white sanitary ware
Complementary chrome taps
Contemporary shower enclosure to en-suite with Rain-shower and hand spray attachment
Fitted vanity base units

Tiling - Porcelanosa

Walls – Bathroom and en-suite – dado height
Floors – Bathroom and en-suite

Electrical

Ample power points throughout
5 amp circuit to lounge and master bed*
TV points – lounge, bed 1 and 2
Telephone – lounge, bed 1 and 2 (additional point at TV – lounge)
Feature sockets to kitchen
Sky + facility
Recessed down lights to hallway, kitchen, bathroom and en-suite
Energy saving pendant light fittings elsewhere
Light fitting to balcony area (*bed 2 also types K & L)

Plumbing & Heating

Gas central heating
Worcester Bosch combination boiler
Thermostatic control ‘Stelrad’ radiators fitted throughout
Chrome heated towel rail to bathroom and en-suite

Doors

INTERNAL PASS DOORS
Contemporary white panelled doors
Contemporary chrome / satin chrome handles

INTERNAL ACCESS DOOR

White Oak finish door
Chrome fittings

Decoration

Walls emulsion finish - natural
Ceilings emulsion finish - white
Woodwork satin finish - white

Safety / Security

Sophisticated door entry system
Smoke alarms – mains connected

Common Areas:

INTERNAL
Carpet finish to hallway and stairwell
Lift – 8 person carriage
Lighting – feature and security
Power sockets

EXTERNAL

Lock-up storage* - with internal lighting and external tap
Bin storage area
Landscaped garden grounds

*Applies to specific apartment blocks see sales executive for information

Property Management

Ross & Liddell have been appointed as Managing Agents for the development

WARRANTY

Each property will be covered by a 10 year NHBC warranty

Go beyond your expectations



Merchant
Homes

HEAD OFFICE:

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