



The Landings

RATHO



Where Modern Living and Sustainability Unite

Welcome to The Landings, Ratho, where we introduce a bespoke collection of five eco-friendly detached homes. Nestled in the heart of the serene Edinburgh countryside, each residence is crafted with meticulous attention to design and sustainability, built on the principles of low environmental impact to offer ultra energy-efficient living amidst the tranquility of nature.



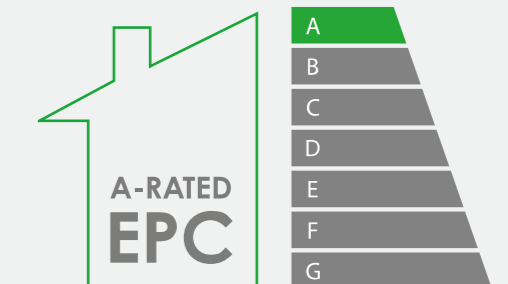
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A Green Blueprint for Elegant Living

The Landings, Ratho, embodies sustainability in every detail. Our eco-friendly homes exceed environmental standards, featuring energy-efficient systems, solar panels, and sustainable materials. Designed to harmonise with nature, these residences offer luxury with minimal environmental impact, demonstrating our commitment to green living.



- Rooftop solar panels
- Heat recovery technologies
- Triple glazing

The Local Area



SITE LOCATION

EDINBURGH EH28 8PB WHAT THREE WORDS SPECTACLE.ROMANTICS.CONSOLED E 55.923 N 3.397

Transport

The Landings to (mins)	Car	Bike	Bus	Walk
Union Canal	-	-	-	<1
Ratho Marina	3	3	-	8
Edinburgh International Climbing Arena	8	9	-	26
Ratho Golf Club	4	3	-	13
Ratho Park	4	8	14	29
Edinburgh Airport	9	15	34	1hr 16
Edinburgh Murrayfield Stadium	16	37	54	2hr 22
Edinburgh City Centre	26	49	1hr	3hrs

Plot 01
Canal House

5 Bedroom Detached House
175.72m² | 1891sqft

Plot 02
Monkland House

5 Bedroom Detached House
175.72m² | 1891sqft

Plot 03
The Crinlin

5 Bedroom Detached House
175.72m² | 1891sqft

Plot 04
Union House

5 Bedroom Detached House
175.72m² | 1891sqft

Plot 04
Caledonian House

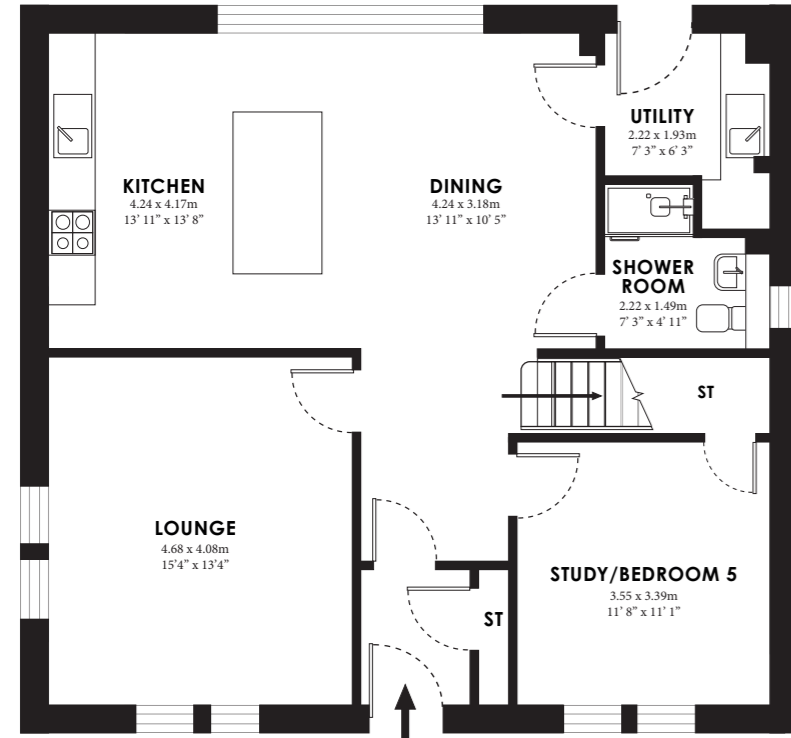
5 Bedroom Detached House
175.72m² | 1891sqft



Plot 1 | Canal House

175.72m²

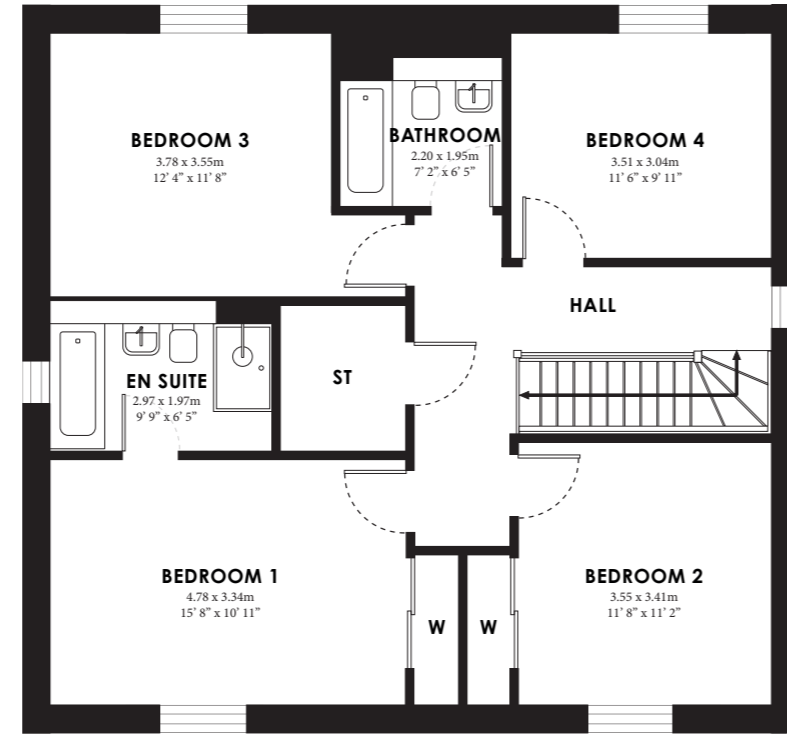
1891ft²



M FT

Lounge	4.68 x 4.08m	15'4" x 13'4"
Kitchen	4.24 x 4.17m	13'11" x 13'8"
Dinning	4.24 x 3.18m	13' 11" x 10' 5"
Utility	2.22 x 1.93m	7'3" x 6'3"
Shower Room	2.22 x 1.49m	7'3" x 4'11"
Study/Bedroom 5	3.55 x 3.39m	11'8" x 11'1"

Ground Floor



M FT

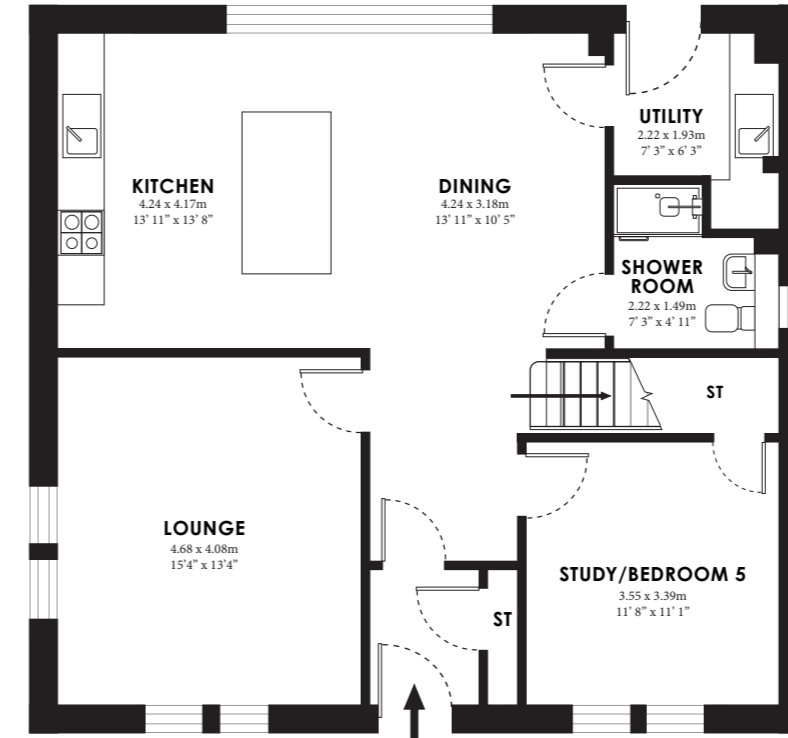
Bedroom 1	4.78 x 3.34m	15'8" x 10'11"
En-suite	2.97 x 1.97m	9'9" x 6'5"
Bedroom 2	3.55 x 3.41m	11'8" x 11'2"
Bedroom 3	3.78 x 3.55m	12'4" x 11'8"
Bedroom 4	3.51 x 3.04m	11'6" x 9'11"
Bathroom	2.20 x 1.95m	7'2" x 6'5"

First Floor

Plot 2 | Monkland House

175.72m²

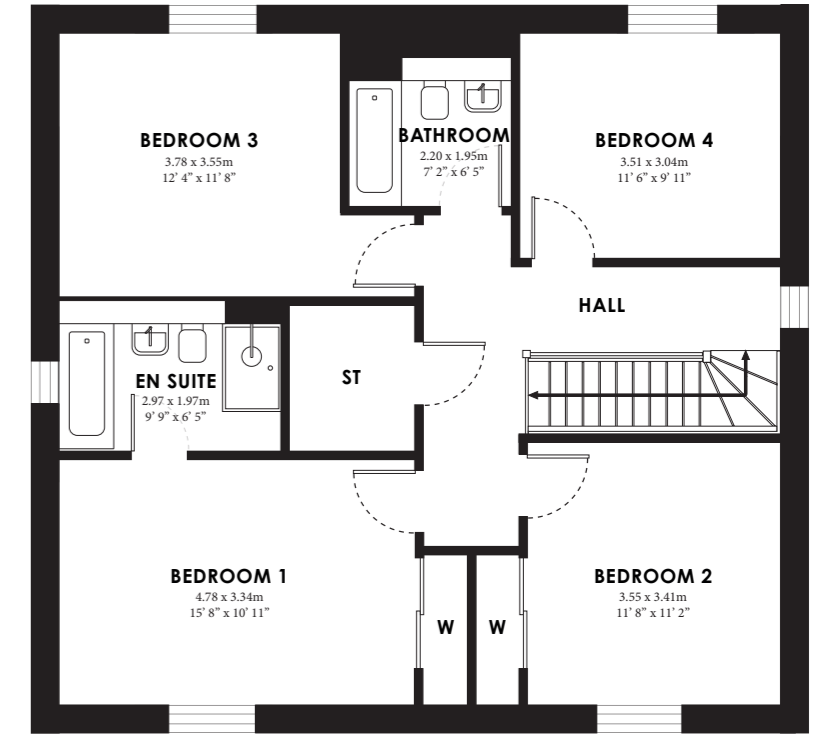
1891ft²



M FT

Lounge	4.68 x 4.08m	15'4" x 13'4"
Kitchen	4.24 x 4.17m	13'11" x 13'8"
Dinning	4.24 x 3.18m	13' 11" x 10' 5"
Utility	2.22 x 1.93m	7'3" x 6'3"
W/C	2.22 x 1.49m	7'3" x 4'11"
Home Office	3.55 x 3.39m	11'8" x 11'1"

Ground Floor



M FT

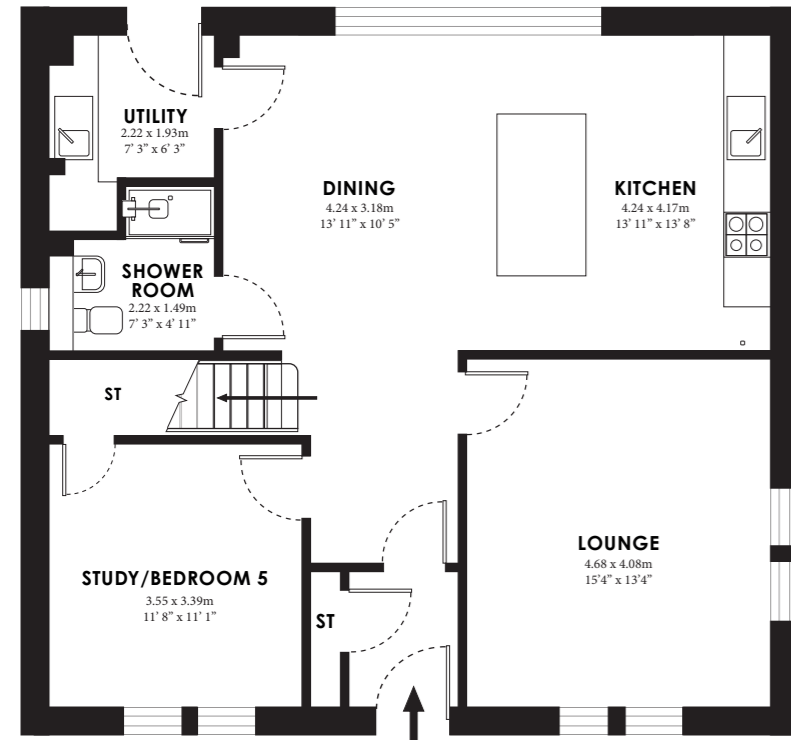
Bedroom 1	4.78 x 3.34m	15'8" x 10'11"
En-suite	2.97 x 1.97m	9'9" x 6'5"
Bedroom 2	3.55 x 3.41m	11'8" x 11'2"
Bedroom 3	3.78 x 3.55m	12'4" x 11'8"
Bedroom 4	3.51 x 3.04m	11'6" x 9'11"
Bathroom	2.20 x 1.95m	7'2" x 6'5"

First Floor

Plot 3 | The Crinin

175.72m²

1891ft²

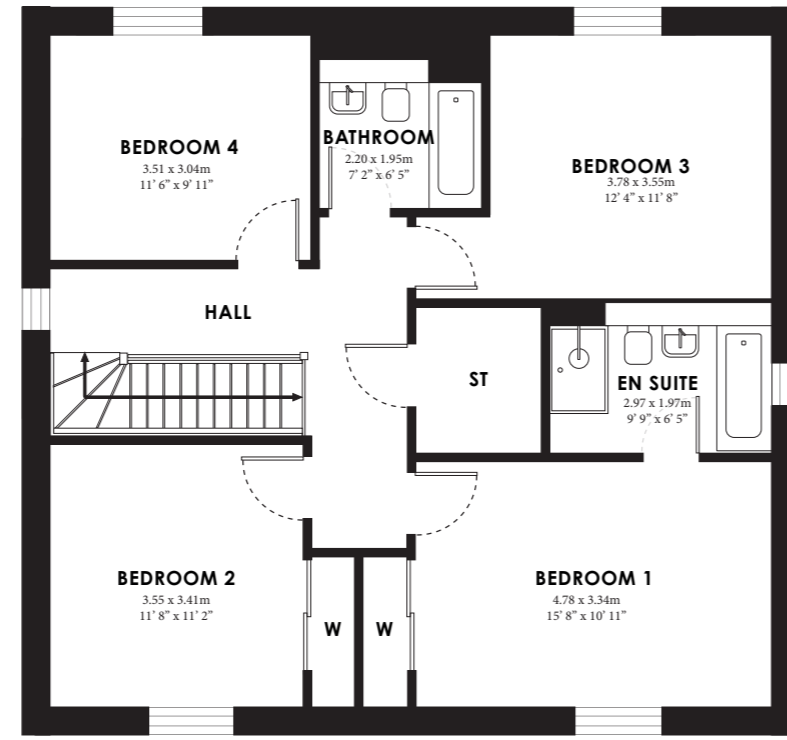


M

FT

Lounge	4.68 x 4.08m	15'4" x 13'4"
Kitchen	4.24 x 4.17m	13'11" x 13'8"
Dinning	4.24 x 3.18m	13' 11" x 10' 5"
Utility	2.22 x 1.93m	7'3" x 6'3"
W/C	2.22 x 1.49m	7'3" x 4'11"
Home Office	3.55 x 3.39m	11'8" x 11'1"

Ground Floor



M

FT

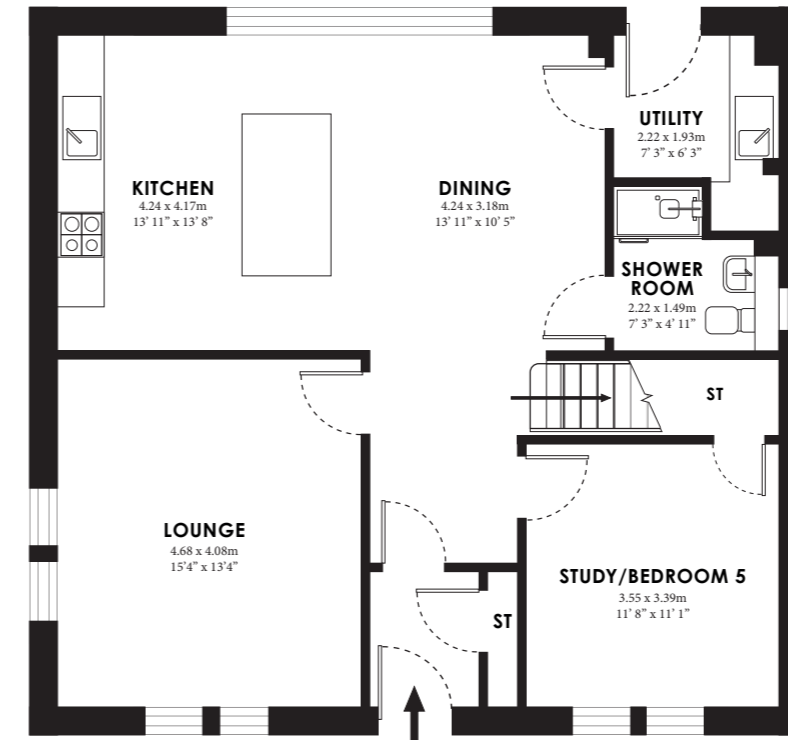
Bedroom 1	4.78 x 3.34m	15'8" x 10'11"
En-suite	2.97 x 1.97m	9'9" x 6'5"
Bedroom 2	3.55 x 3.41m	11'8" x 11'2"
Bedroom 3	3.78 x 3.55m	12'4" x 11'8"
Bedroom 4	3.51 x 3.04m	11'6" x 9'11"
Bathroom	2.20 x 1.95m	7'2" x 6'5"

First Floor

Plot 04 | Union House

175.72m²

1891ft²

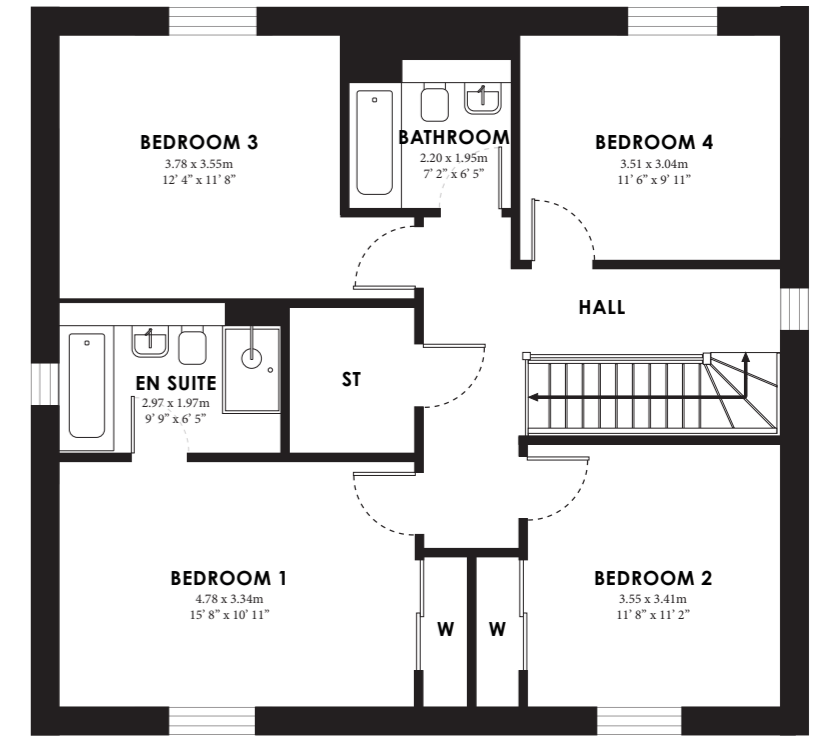


M

FT

Lounge	4.68 x 4.08m	15'4" x 13'4"
Kitchen	4.24 x 4.17m	13'11" x 13'8"
Dinning	4.24 x 3.18m	13' 11" x 10' 5"
Utility	2.22 x 1.93m	7'3" x 6'3"
W/C	2.22 x 1.49m	7'3" x 4'11"
Home Office	3.55 x 3.39m	11'8" x 11'1"

Ground Floor



M

FT

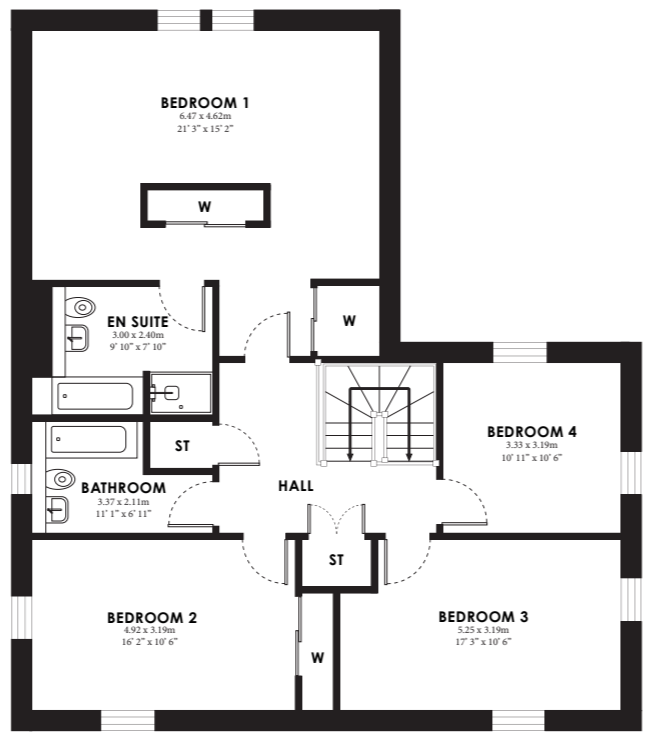
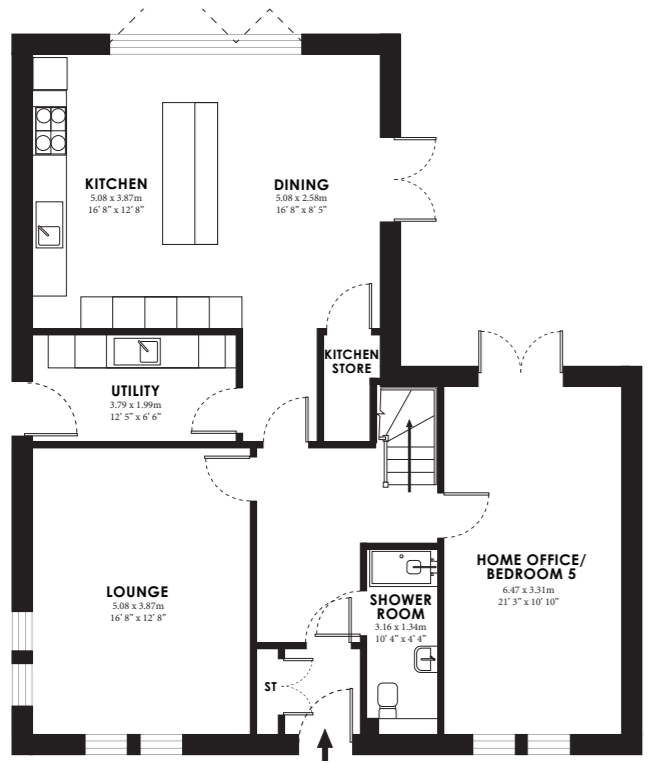
Bedroom 1	4.78 x 3.34m	15'8" x 10'11"
En-suite	2.97 x 1.97m	9'9" x 6'5"
Bedroom 2	3.55 x 3.41m	11'8" x 11'2"
Bedroom 3	3.78 x 3.55m	12'4" x 11'8"
Bedroom 4	3.51 x 3.04m	11'6" x 9'11"
Bathroom	2.20 x 1.95m	7'2" x 6'5"

First Floor

Plot 5 | Caledonian House

221.58m²

2385ft²



	M	FT
Lounge	5.34 x 4.05m	17'6" x 13'3"
Kitchen	5.08 x 3.87m	16'8" x 12'8"
Dinning	5.08 x 2.58m	16'8" x 8'5"
Utility	3.79 x 1.99m	12'5" x 6'6"
Shower Room	3.16 x 1.34m	10'4" x 4'4"
Home Office/Bed 5	6.47 x 3.31m	21'3" x 10'10"

Ground Floor

	M	FT
Bedroom 1	6.47 x 4.62m	21'3" x 15'2"
En-suite	3.00 x 2.40m	9'10" x 7'10"
Bedroom 2	4.92 x 3.19m	16'2" x 10'6"
Bedroom 3	5.25 x 3.19m	17'3" x 10'6"
Bedroom 4	3.33 x 3.19m	10'11" x 10'6"
Bathroom	3.37 x 2.11m	11'1" x 6'11"

First Floor



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Apartment Specification

Kitchen

- Contemporary Leicht Kitchens by Kitchens International
- Matt doors with three colour combinations together with sleek, slimline laminate worktops
- Handles or handleless options
- Under cabinet LED lighting
- Fully integrated appliances by Siemens/ Neff
 - Fridge-freezer
 - Dishwasher
 - 70cm Induction Venting Hob
 - Eye level oven
 - Combination Microwave
- Soft-closing drawers and cupboards
- Selected sockets with USB points/ concealed backflip socket to island
- Open plan breakfast bar island design

Bathrooms & En suites

- Sanitary ware by Villaroy and Bosch
- A stylish choice of RAK Ceramics wall and floor tiles with a mix of full height to wet areas and half height to other areas (see agent for details)
- Feature bath with glass shower screen and chrome shower over
- Chrome heated towel rails
- Hansgrohe shower plus chrome fixtures and fittings
- Shaver points
- Master En-Suite with black finishes, including black towel rail

Interiors

- Contemporary white doors
- White feature frames and skirtings to all rooms
- White switches and sockets throughout
- Internal walls and ceilings finished in matt white
- Fitted wardrobes to bedrooms 1 and 2
- Combination of LED downlights and pendant lighting
- Designer radiators to living areas and kitchen

Exteriors

- Timber front door with stone surround
- Timber windows
- Slate roofs
- Stone detailing to principal elevation
- Outside lighting to all doors
- Turfing to front and rear gardens
- Private driveway (Single garage client option)

Sustainability

- B-rated Energy Performance Certificate (EPC)
- Client option for a 5Kw electrical battery store and A-rated EPC
- PV Solar panels to the roof
- Samsung - Air Source Heat Pump
- 140mm external wall insulation – Valuetherm Timber kit
- Thermal double glazing

Technology

- BT fibre optic broadband
- Sky Q Media points to living, kitchen and all bedrooms
- Selected sockets with USB points to lounge, kitchen, home office and bedrooms

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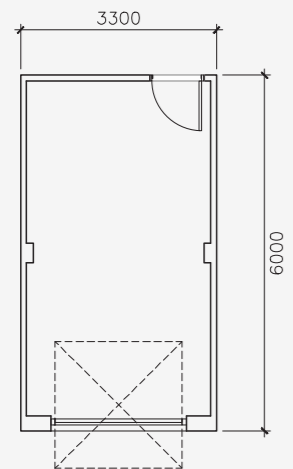
PORCELANOSA

hansgrohe

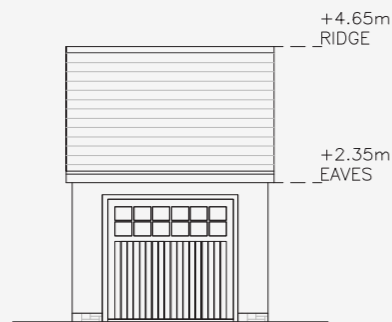
RAK CERAMICS 

Garage Option 01 | Single

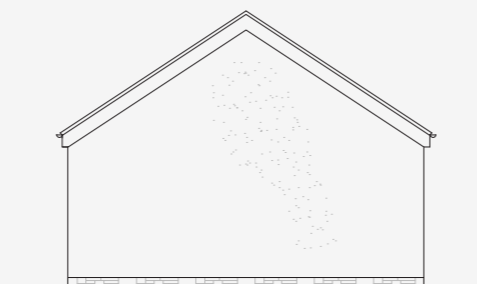
Available to Plots 1-4



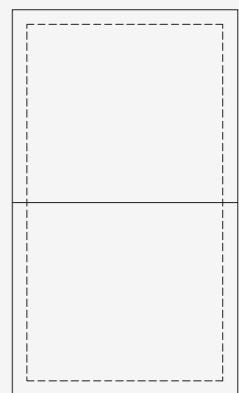
Front Plan



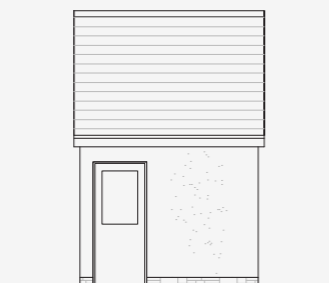
Front Elevation



Side Elevation



Roof Plan



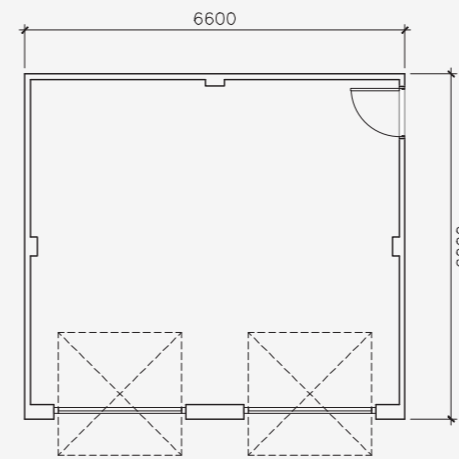
Rear Elevation



Side Elevation

Garage Option 02 | Double

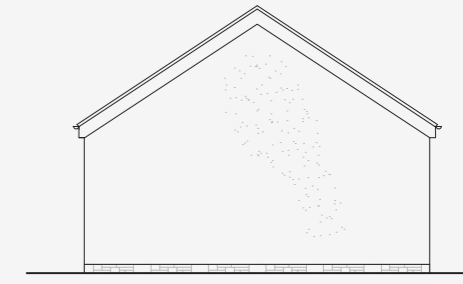
Available to Plot 5



Front Plan



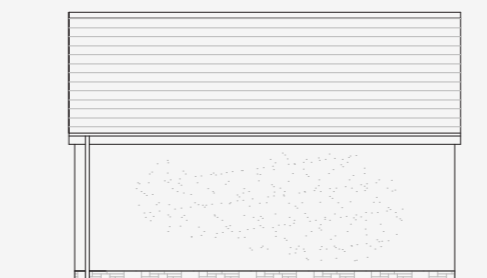
Front Elevation



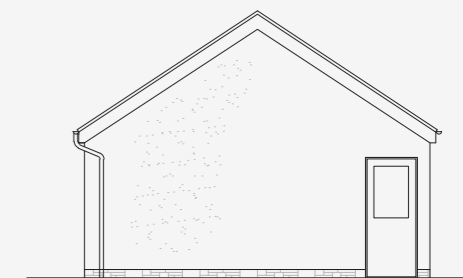
Side Elevation



Roof Plan



Rear Elevation



Side Elevation

For further details, please contact



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Scott Carmichael and his team have over 30 years' experience building award-winning homes, apartments and public buildings in Glasgow, Edinburgh, Stirling, East Kilbride, East Renfrewshire and East Lothian. A Carmichael Home will always be built far beyond the minimum building standards for energy-efficiency. Instead, you can expect a home sustainably built using low carbon design principles that's economical to run and fit for a net zero future.

www.thelandingsratho.co.uk

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