The Landings

RATHO

Knight Frank

CARMICHAEL HOMES

Welcome to The Landings

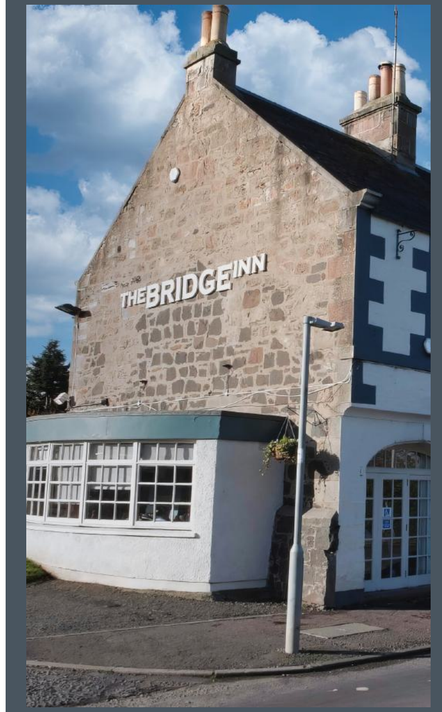
Five stunning eco-friendly family homes nestled in a sought-after village, offering abundant amenities, peaceful walkways, and sports facilities, all just a short distance from central Edinburgh.

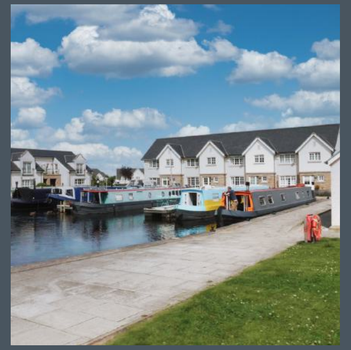
Modern Sustainability Meets Elegant Design

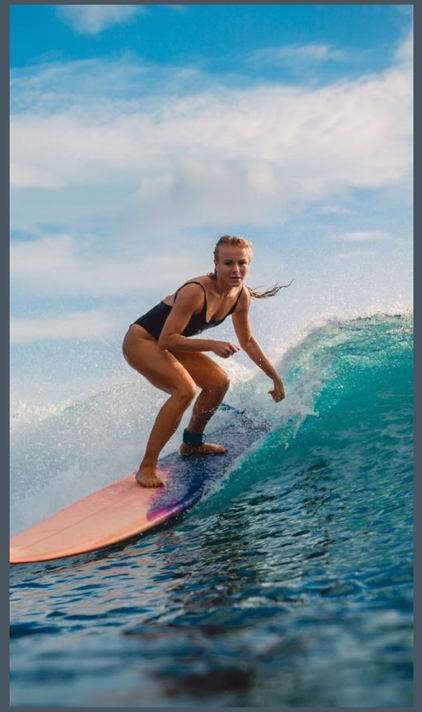
The Landings, Ratho offers eco-friendly homes that combine modern efficiency with stunning, stylish interiors. Each residence is crafted to an exceptional standard, using high-quality, sustainable materials and finishes.

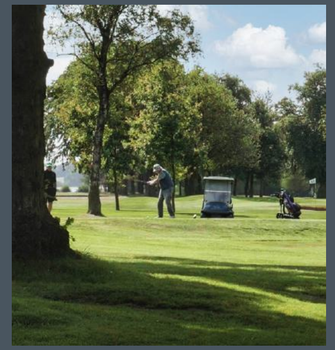
Experience the Best of Ratho Living

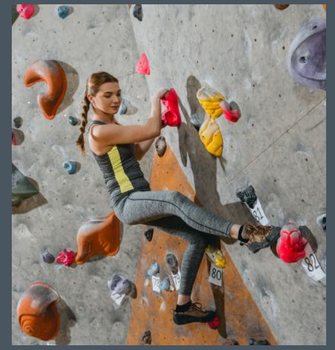
Ratho offers a perfect blend of amenities and community spirit. Enjoy the Bridge Inn, the Lost Shore Surf Resort, and Ratho Park Golf Club. With Ratho Marina and the Union Canal nearby, it's a unique place to call home.









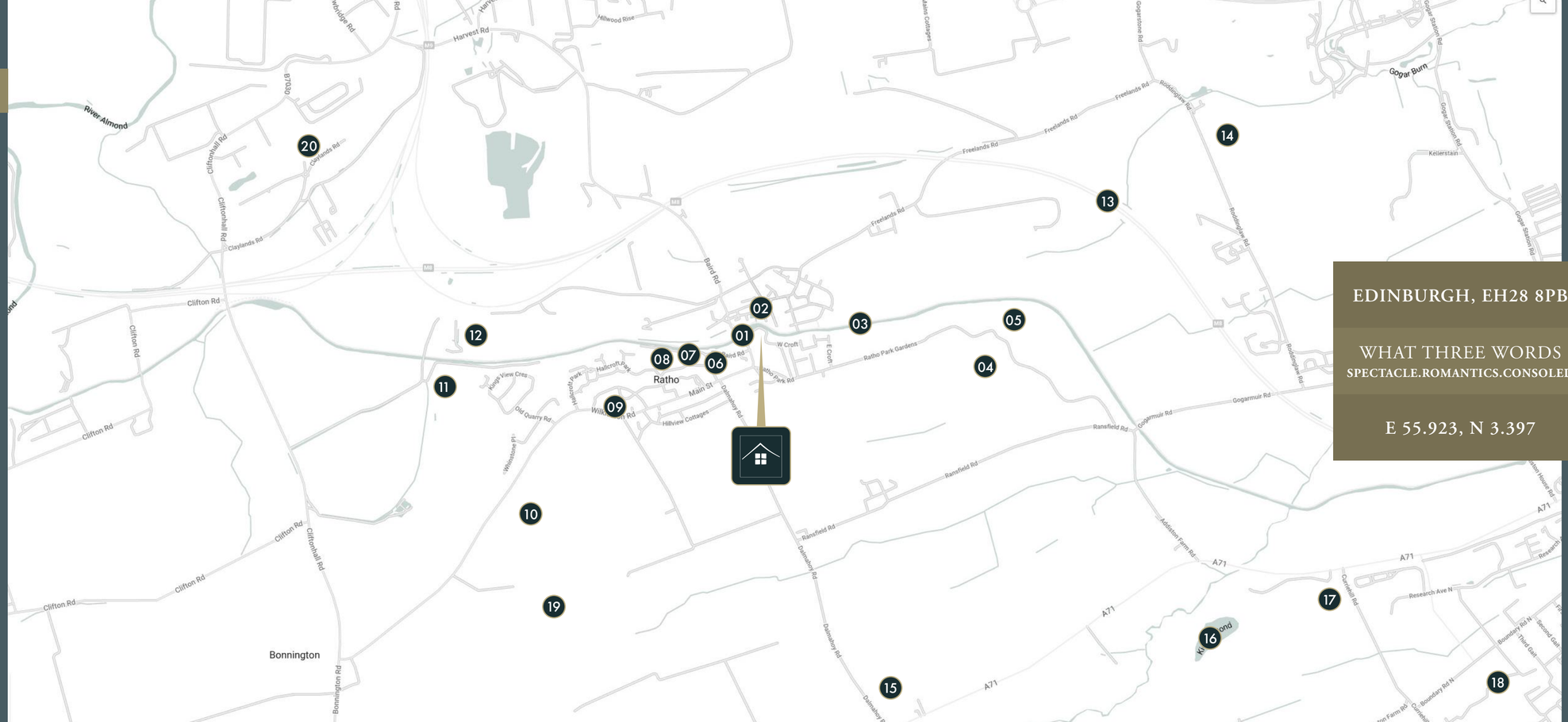


Close to adventure. Yet enveloped in tranquility.

Ratho is a tranquil village on Edinburgh's western edge. At The Landings, you're just a short journey by car or bike from the city's heart, with Union Canal, Lost Shore Surf Resort, Ratho Golf Club and the Edinburgh International Climbing Arena, inviting adventure right from your doorstep. A perfect blend of city life and country calm awaits.

SITE LOCATION

1. Bridge Inn
2. Ratho Marina
3. Union Canal
4. Ratho Park Golf Club
5. Ratho Professional Shop
6. Ratho Communiuty Woodland
7. Ratho Community Centre
8. Ratho Primary School
9. Ratho Medical Practice
10. Tormain Woods
11. Lost Shore Surf Resort
12. Edinburgh International Climbing Arena
13. M8 Motorway
14. Gogarburn Golf Club
15. Ratho Park
16. Kierland Pond
17. Edinburgh Polo Club
18. Heriot-Watt University Edinburgh Campus
19. Tormain Hill Cup and Ring Marks
20. Scottish Fire and Rescue Service



EDINBURGH, EH28 8PB

WHAT THREE WORDS
SPECTACLE.ROMANTICS.CONSOLED

E 55.923, N 3.397

Plot 01
Canal House
5 Bedroom Detached House
175.72m2 I 1891sqft

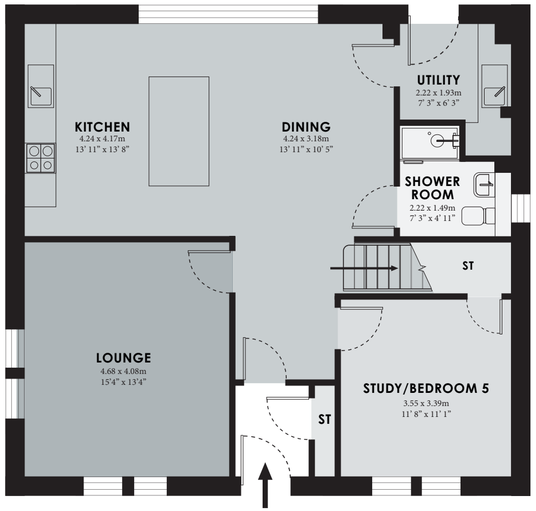
Plot 02
Monkland House
5 Bedroom Detached House
175.72m2 I 1891sqft

Plot 03
The Crinlin
5 Bedroom Detached House
175.72m2 I 1891sqft

Plot 04
Union House
5 Bedroom Detached House
175.72m2 I 1891sqft

Plot 05
Caledonian House
5 Bedroom Detached House
221.58m2 I 2385sqft

Plot 1
Canal House



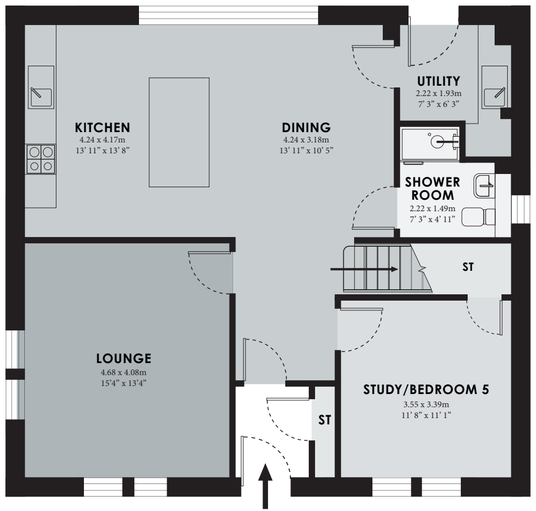
Ground Floor

First Floor

175.72m²

1891ft²

Plot 2
Monkland House



Ground Floor

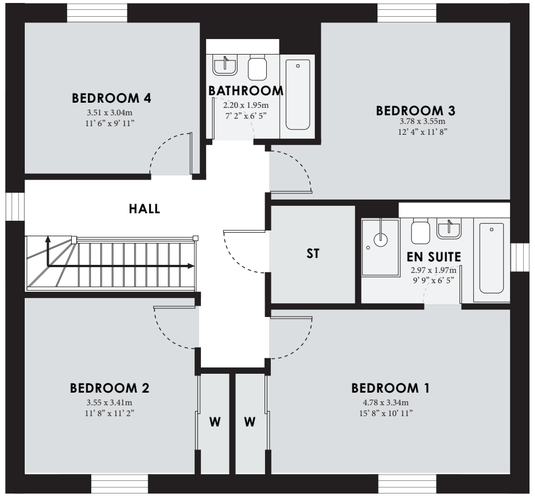
First Floor

175.72m²

1891ft²

Plot 3
The Crinin

Ground Floor

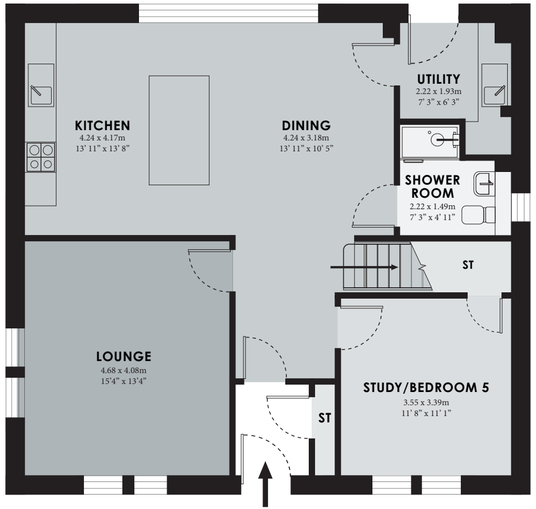


First Floor

175.72m²

1891ft²

Plot 4
Union House



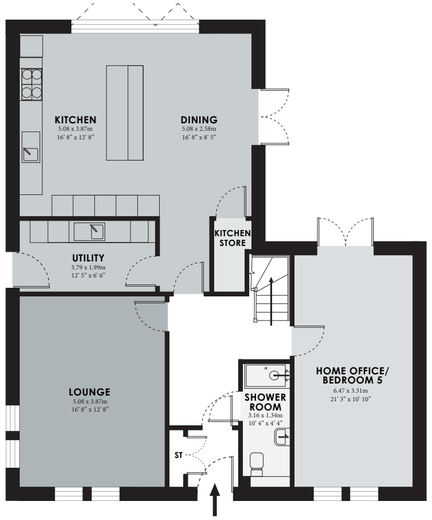
Ground Floor

First Floor

175.72m²

1891ft²

Plot 5
Caledonian House



Ground Floor

First Floor

221.58m²

2385ft²

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

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

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)

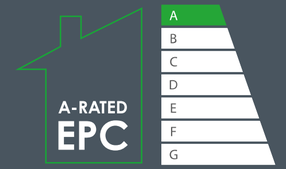
Sustainability

- A-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

kitchens INTERNATIONAL · LEICHT · Villeroy & Boch 1748 · RAK CERAMICS · PORCELANOSA · hansgrohe

A Green Blueprint for Elegant Living

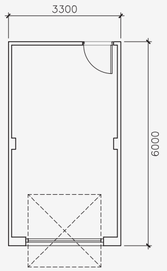
Our homes are designed with your long-term savings in mind, featuring energy-efficient systems, solar panels, and eco-friendly materials. These modern, low-maintenance residences not only reduce your environmental footprint but also significantly lower your utility bills, making it a smart and sustainable investment for the future.



- Rooftop solar panels
- Heat recovery technologies
- Triple glazing

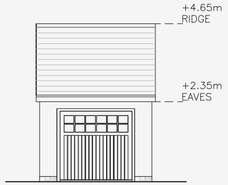
Garage Option 01 | Single

Available to Plots 1-4



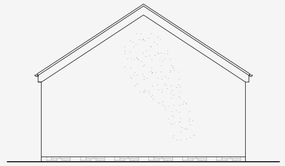
Front Plan

Roof Plan



Front Elevation

Rear Elevation

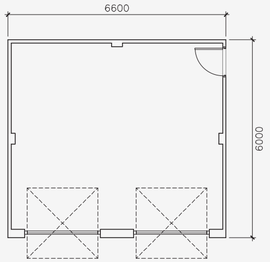


Side Elevation

Side Elevation

Garage Option 02 | Double

Available to Plot 5

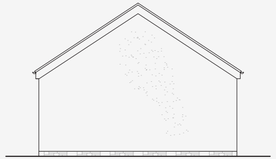


Front Plan

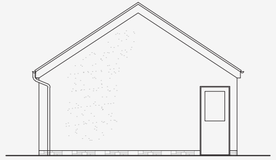
Roof Plan

Front Elevation

Rear Elevation



Side Elevation



Side Elevation

For further details, please contact

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CARMICHAEL HOMES

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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