



The Landings

RATHO



Where Modern Living and Sustainability Unite

Welcome to rural elegance seamlessly blended with sustainable living at 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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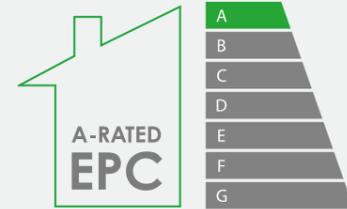
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Experience Luxury Living on Edinburgh's Doorstep

Each of these unique detached residences offers an unparalleled blend of tranquility and accessibility. Set amidst the charming backdrop of an idyllic village, these homes provide the perfect balance of rural serenity and urban convenience. With Edinburgh's vibrant city centre just a stone's throw away, residents can indulge in the cultural riches and amenities of the capital while retreating to the peaceful sanctuary of their bespoke abode. Whether seeking a peaceful retreat or a vibrant urban lifestyle, these residences offer the best of both worlds, promising a lifestyle of luxury and comfort in an enchanting setting.

A Green Blueprint for Elegant Living

The Landings 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.

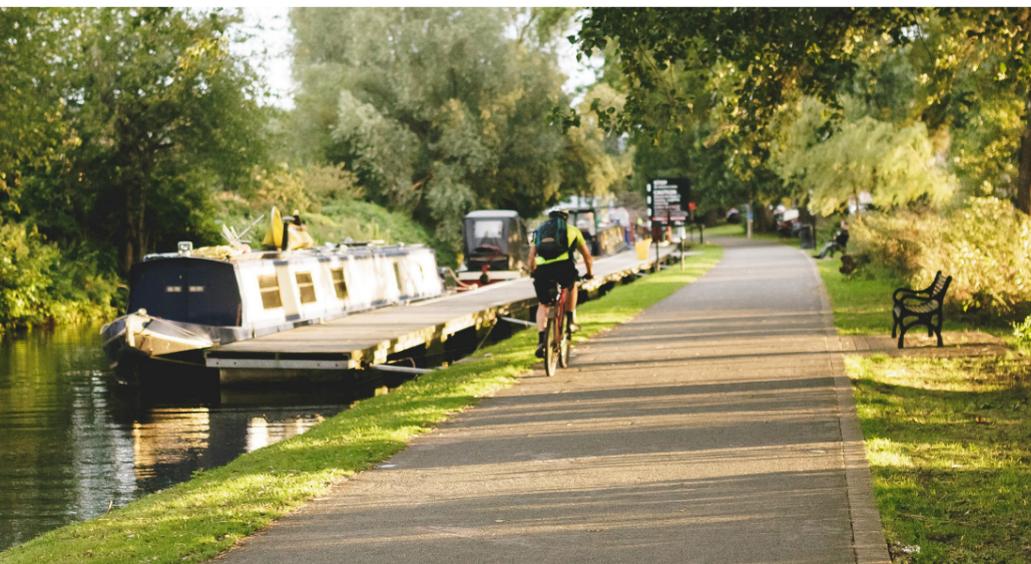


- PV Solar panels to the roof
- Samsung - Air Source Heat Pump
- 140mm external wall insulation – Valuetherm Timber kit
- Thermal double glazing
- Electric battery store (option to achieve A-rating)



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The Local Area



Transport

TRAVEL TIME IN MINUTES

The Landings to	 Car	 Bike	 Bus	 Walk
Union Canal	-	-	-	<1
Edinburgh International Climbing Arena	7	10	-	26
Ratho Golf Club	4	3	-	13
Ratho Park	2	22	25	29
Edinburgh Airport	7	13	23	1hr 11
Edinburgh Murrayfield	16	35	-	-
Edinburgh City Centre	36	48	-	3hrs



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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

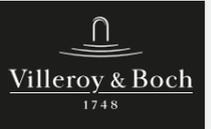
- BT fibre optic broadband
- Sky Q Media points to living, kitchen and all bedrooms
- Selected sockets with USB points to lounge, kitchen, home office and bedrooms

LEICHT®

ki kitchens INTERNATIONAL

PORCELANOSA

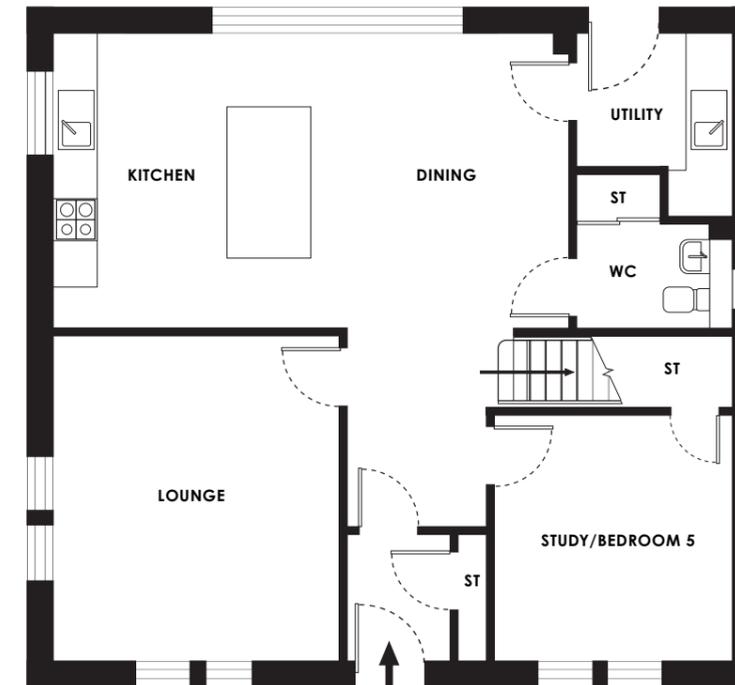
hansgrohe

RAK CERAMICS 



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Canal House 175.72m² 1891ft²

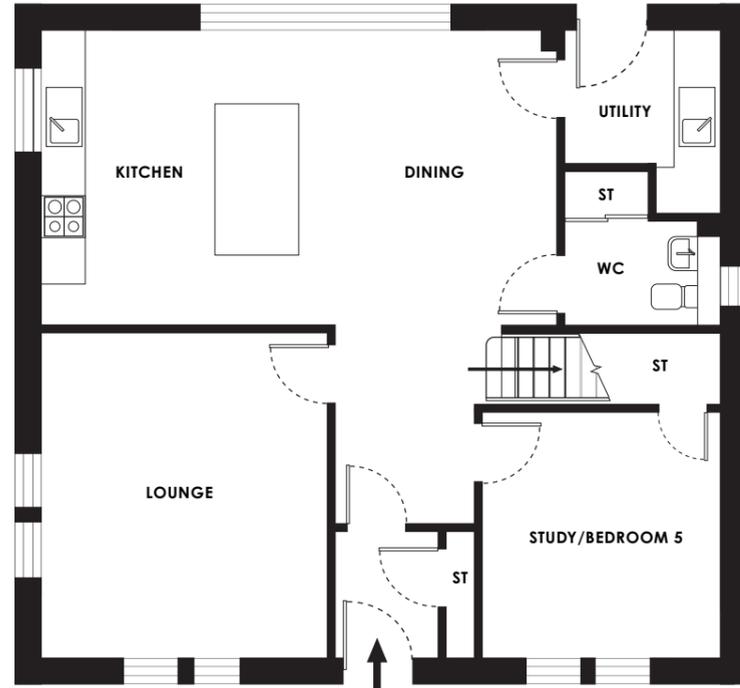


GF	M	FT
Lounge	4.68 x 4.08m	15'4" x 13'4"
Kitchen	4.24 x 4.17m	13'11" x 13'8"
Dinning	4.24 x 3.18m	13' 11" x 10' 5"
Utility	2.22 x 1.93m	7'3" x 6'3"
W/C	2.22 x 1.49m	7'3" x 4'11"
Home Office	3.55 x 3.39m	11'8" x 11'1"



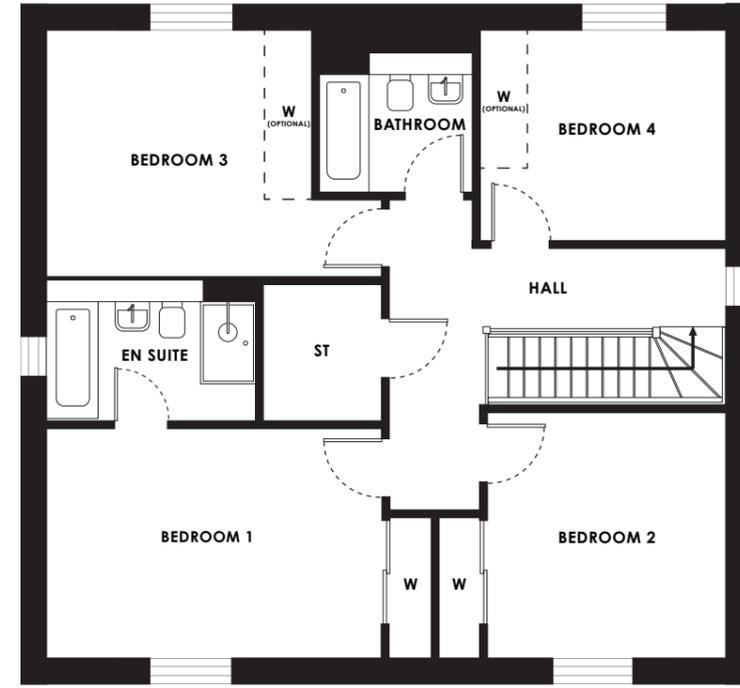
GF	M	FT
Bedroom 1	4.78 x 3.34m	15'8" x 10'11"
En-suite	2.97 x 1.97m	9'9" x 6'5"
Bedroom 2	3.55 x 3.41m	11'8" x 11'2"
Bedroom 3	3.78 x 3.55m	12'4" x 11'8"
Bedroom 4	3.51 x 3.04m	11'6" x 9'11"
Bathroom	2.20 x 1.95m	7'2" x 6'5"
Store	1.97 x 1.71m	6'5" x 5'7"

Monkland House 175.72m² 1891ft²



GF M FT

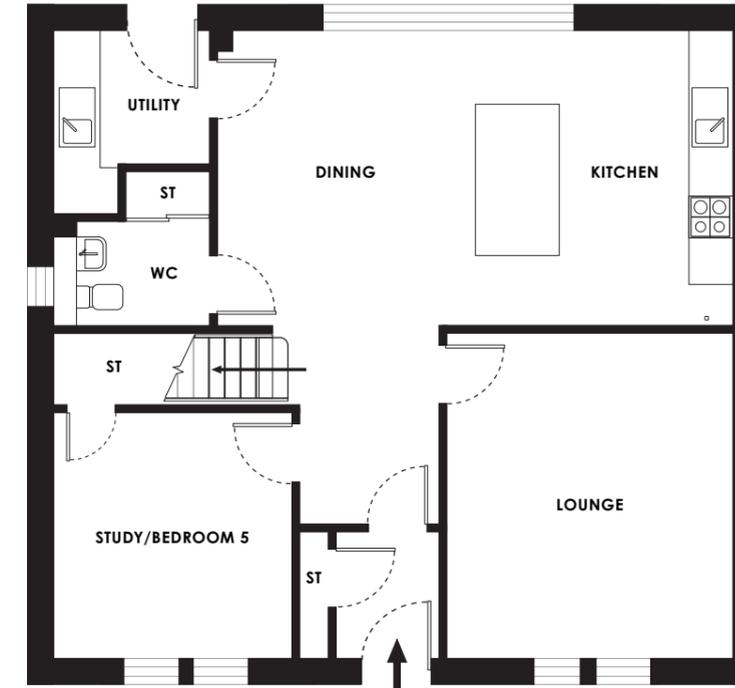
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GF M FT

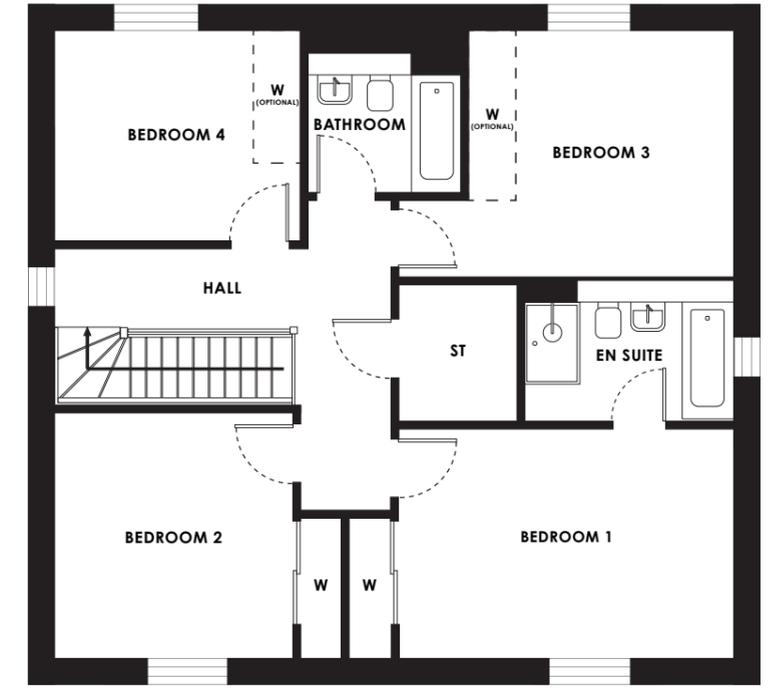
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The Crinin 175.72m² 1891ft²



GF M FT

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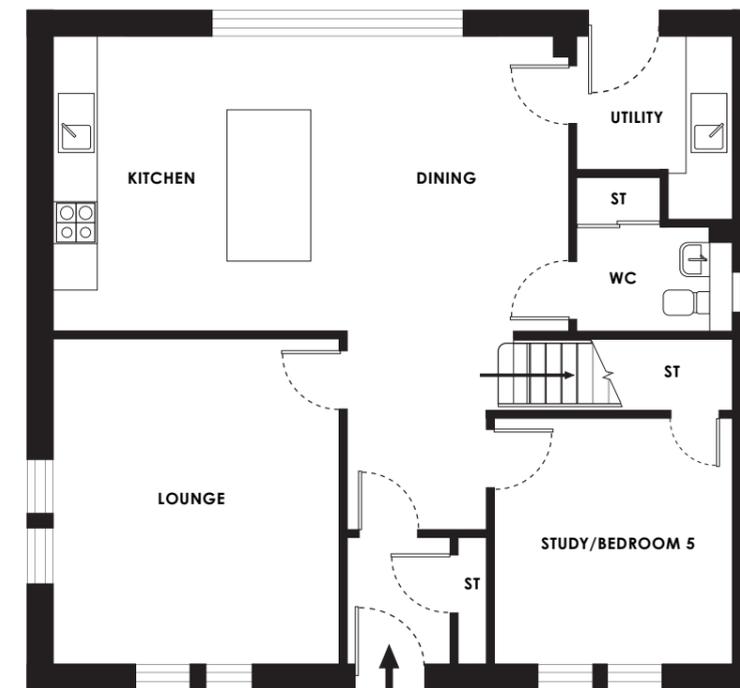
GF M FT

Bedroom 1	4.78 x 3.34m	15'8" x 10'11"
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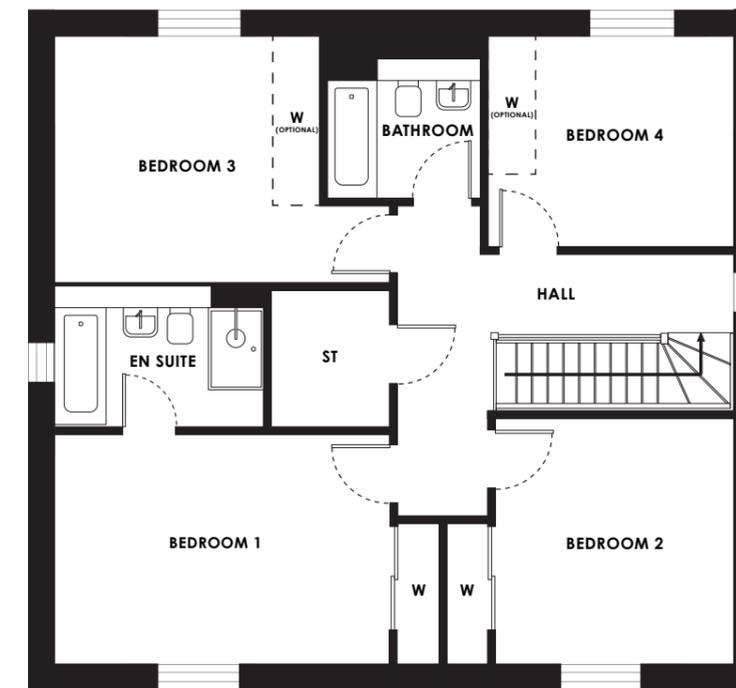


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Union House 175.72m² 1891ft²



GF	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"

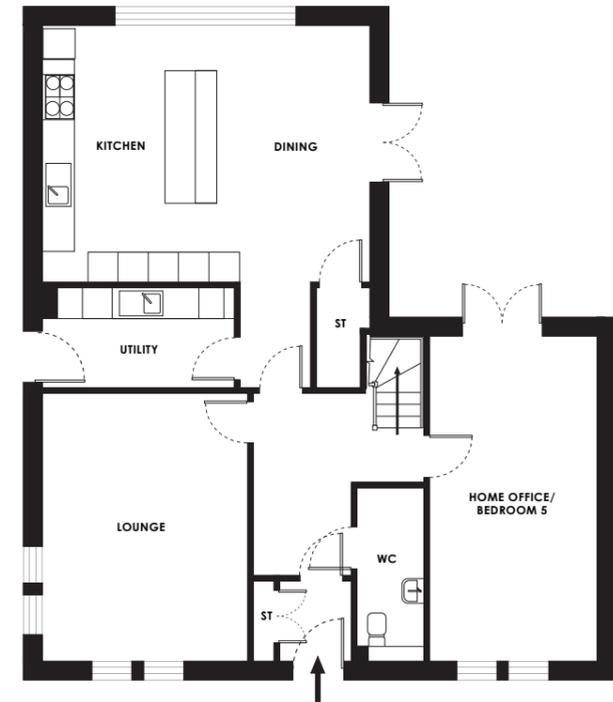


GF	M	FT
Bedroom 1	4.78 x 3.34m	15'8" x 10'11"
En-suite	2.97 x 1.97m	9'9" x 6'5"
Bedroom 2	3.55 x 3.41m	11'8" x 11'2"
Bedroom 3	3.78 x 3.55m	12'4" x 11'8"
Bedroom 4	3.51 x 3.04m	11'6" x 9'11"
Bathroom	2.20 x 1.95m	7'2" x 6'5"
Store	1.97 x 1.71m	6'5" x 5'7"

Caledonian House

221.58m²

2385ft²



GF 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"
W/C	3.16 x 1.34m	10'4" x 4'4"
Home Office	6.47 x 3.31m	21'3" x 10'10"



GF 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"
Store	1.20 x 0.91m	3'11" x 3'0"



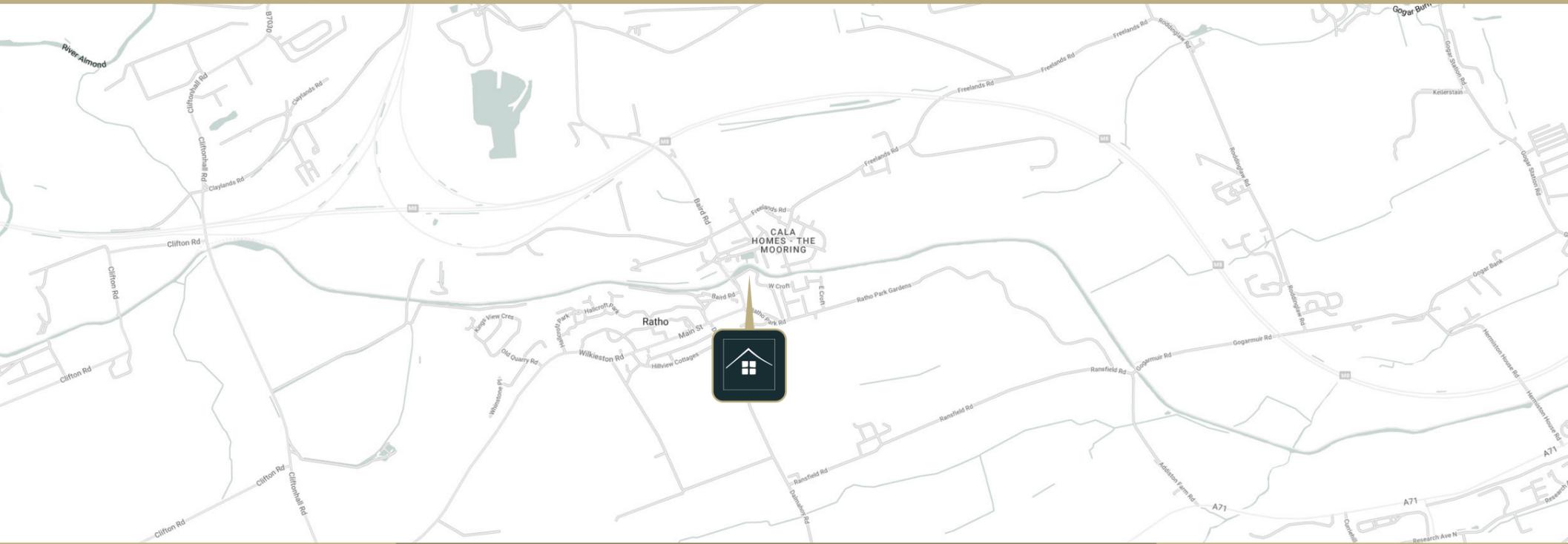
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please contact Knight Frank

0131 222 9600

edres@knightfrank.com

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