

16/4 DONALDSON CRESCENT

Wester Coates, Edinburgh, EH12 5FD

A modern living room with large windows overlooking a historic building. The room features a brown leather sofa, a matching armchair, and a coffee table. A large window provides a view of a historic building with green domes. The room is furnished with a brown leather sofa, a matching armchair, and a coffee table. A large window provides a view of a historic building with green domes. The room is furnished with a brown leather sofa, a matching armchair, and a coffee table. A large window provides a view of a historic building with green domes.

**EXCLUSIVE FIRST-FLOOR
CITY APARTMENT**
with spectacular views

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Welcome to 16/4 DONALDSON CRESCENT

An exclusive and highly coveted first-floor apartment which offers refined living in one of the most prestigious locations in the capital, as part of an award-winning development in the extraordinary A-listed Donaldson's estate by William Playfair.

GENERAL FEATURES

An exclusive first-floor city apartment by CALA Homes
Forms part of The Crescent within the Donaldson's estate
In the highly sought-after Wester Coates conservation area
Spectacular views of the iconic A-listed Playfair building
Carefully curated interiors with high-end finishings
EPC Rating - B | Council Tax band - G

ACCOMMODATION FEATURES

Secure video-phone entry system and lift service
Vestibule and central hall (both with generous storage)
Impressive triple-aspect open-plan reception room
High-specification kitchen by Kitchens International
Separate utility room for discreet laundry
Large principal suite with fitted dressing area
Second double bedroom with built-in wardrobes
Luxurious four-piece en-suite bathroom
Contemporary three-piece en-suite shower room
Contemporary two-piece WC (just off the hall)
Remote-controlled underfloor heating throughout
Double-glazed windows throughout

EXTERIOR FEATURES

Private terrace with stunning views of the Donaldson's building
16 acres of private parkland shared exclusively by residents
Underground carpark with allocated space and EV charger




16/4
DONALDSON
CRESCENT

PROPERTY NAME

16/4 Donaldson Crescent

LOCATION

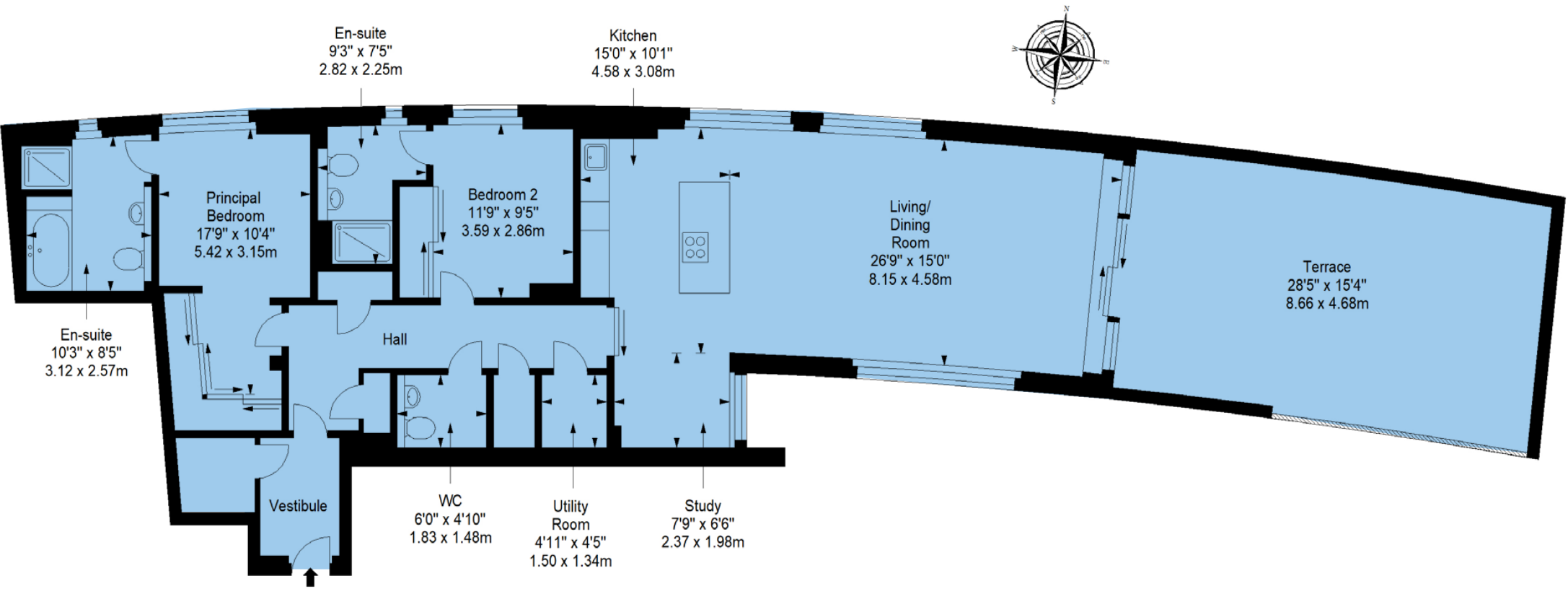
Wester Coates, Edinburgh, EH12 5FD

APPROXIMATE TOTAL AREA:

132.8 sq. metres (1429.5 sq. feet)

FIRST-FLOOR

The floorplan is for illustrative purposes.
All sizes are approximate.



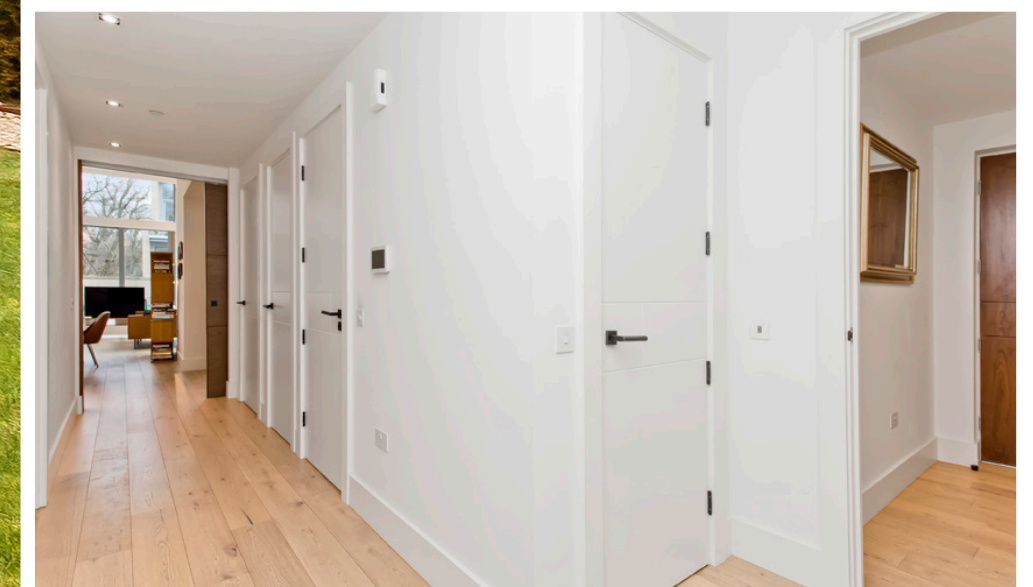
WELCOME TO THIS INSPIRING FIRST-FLOOR APARTMENT



Part of The Crescent by CALA Homes

An architect-designed development centred around one of the most important landmark buildings in Edinburgh: an A-listed (Elizabethan-style) former hospital (1842-52) by William Playfair. The apartment is carefully curated to an exceptional specification, with beautiful interior design and high-end fixtures and fittings. It offers refinement and sociable open-plan living, as well as a state-of-the-art kitchen, and three premium washrooms. This luxurious city home further benefits from secure private parking, a private terrace, and shared use of the estate's garden grounds, covering 16 acres. In addition, it has a highly sought-after location in the Wester Coates conservation area, just a stroll from Edinburgh's West End and the heart of the city centre.

The apartment is reached via a secure (app-controlled) video-phone entry system and a lift service, with the front door opening into a vestibule and central hall (both with generous storage). It is a fantastic introduction, heightened by the minimalist-inspired styling.







Open-plan living at its finest

A sliding door reveals the open-plan reception room, which combines a living and dining area, with a kitchen and a study zone. This expansive space continues the hall's neutral décor and wood floor, ensuring a bright and airy ambience along with the double-height ceiling and triple-aspect windows, which frame views of the iconic Donaldson's building. Glazed doors slide open to extend the room outwards, doubling the space by flowing onto a private terrace for relaxing and dining in the sun – all whilst admiring one of the most spectacular views of Playfair's incredible architecture.

"...Triple-aspect windows, which frame views of the iconic Donaldson's building..."



KITCHEN

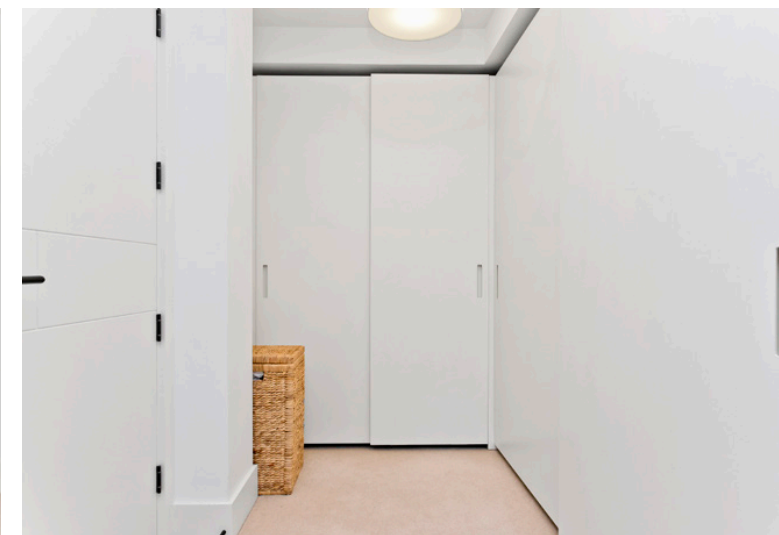
A high-spec kitchen with Silestone worktops

Supplied by Kitchens International, the kitchen has a high-specification design which perfectly matches the neutral aesthetic, amplifying the sense of space. Neatly zoned to the rear of the room behind a large central island, it incorporates sleek handle-less cabinets and deluxe Silestone worktops. Undercabinet lighting further brightens the space, whilst integrated appliances by Gaggenau and Siemens add to the ultra-modern streamlined look. There is also an instant hot water Quooker tap and a separate utility room providing a quiet space for laundry.





THE BEDROOMS



Impeccable bedrooms with space and flexibility

The two double bedrooms both provide generous floorspace, laid with plush carpeting that complements the neutral backdrop for an impeccable finish. Furthermore, the principal suite has the advantage of an en-suite bathroom and a dressing area, which is lined with built-in wardrobes for extensive clothes storage. The second bedroom also has a built-in wardrobe and an en-suite shower room. Currently organised as a home gym, this bedroom provides homeowners with the flexibility to match their lifestyle, whether used in its present form, as a double bedroom or even as an office.

Please note: The second bedroom has been virtually staged from an actual photograph of the room.



"...Large principal suite
with fitted dressing
area..."



BATHROOMS

Two contemporary en-suites and a WC



The principal bedroom's en-suite is spacious and beautifully enveloped in Porcelanosa tiles. It also has the luxury of a four-piece suite, which incorporates a chrome towel radiator, an illuminated mirrored vanity unit, a storage-set washbasin, a deep double-ended bathtub, and a separate shower cubicle with both handheld and rainfall showers. The second bedroom's en-suite shower room and the home's WC are of equally high standards as well. All three are equipped with Villeroy & Boch and Hansgrohe fittings.

For maximum comfort, the apartment has double-glazed windows and remote-controlled underfloor heating throughout, which can be zoned per room. The heating is via a communal heating system too, which means homeowners do not need to worry about boiler maintenance (as this is covered by factoring fees).

GARDENS & PARKING

16 acres to explore

In addition to the home's private terrace, the development rests amongst 16 acres of private parkland that is exclusive for residents, providing wonderfully expansive lawns to stroll and explore and a blissful sense of seclusion – the perfect remedy to the hustle and bustle of the city. Furthermore, the development has a secure underground carpark, with the apartment enjoying an allocated parking space that comes complete with an electric vehicle charging point. Visitors' parking is also available.

Extras: all fitted floor coverings, window coverings including remote-controlled electric blinds, light fittings, integrated kitchen appliances (Gaggenau induction hob, Siemens oven, Siemens steam oven, Siemens fridge/freezer, Siemens dishwasher, and wine fridge), and a washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the appliances included, as these items are in a sold as seen condition.

Factoring Information: There are factoring agreements in place with Myreside Management for The Crescent and Redpath Bruce for the entire estate. The charge is approximately £450 per month to Myreside Management and £365 per year to Redpath. These costs include lift maintenance, block buildings insurance, maintenance of the estate gardens, and the upkeep of communal areas.





WESTER COATES, EDINBURGH

Tranquil ambience and fantastic central location

Situated west of the bustling Haymarket and the exclusive West End, the desirable residential area of Wester Coates is characterised by its grand Victorian and Edwardian architecture, and beautiful green spaces. Forming part of the historic Coltbridge and Wester Coates conservation area, it is popular with families and professionals alike, owing to its tranquil ambience and fantastic central location. An easy stroll takes you into the city centre, meanwhile the area is served by fantastic public transport, including regular bus routes, tram links, and national rail services from nearby Haymarket station.

Residents enjoy excellent amenities right on their doorstep, from cosmopolitan shopping and nightlife in the fashionable West End, to a charming selection of independent shops and business in neighbouring Roseburn. There's also no shortage of leisure activities, including Murrayfield Stadium (the home of Scottish rugby) and Edinburgh Zoo just along the road. Wester Coates is within the catchment area for prestigious state schools and is also well-placed for some of the finest independent schools in the capital.





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