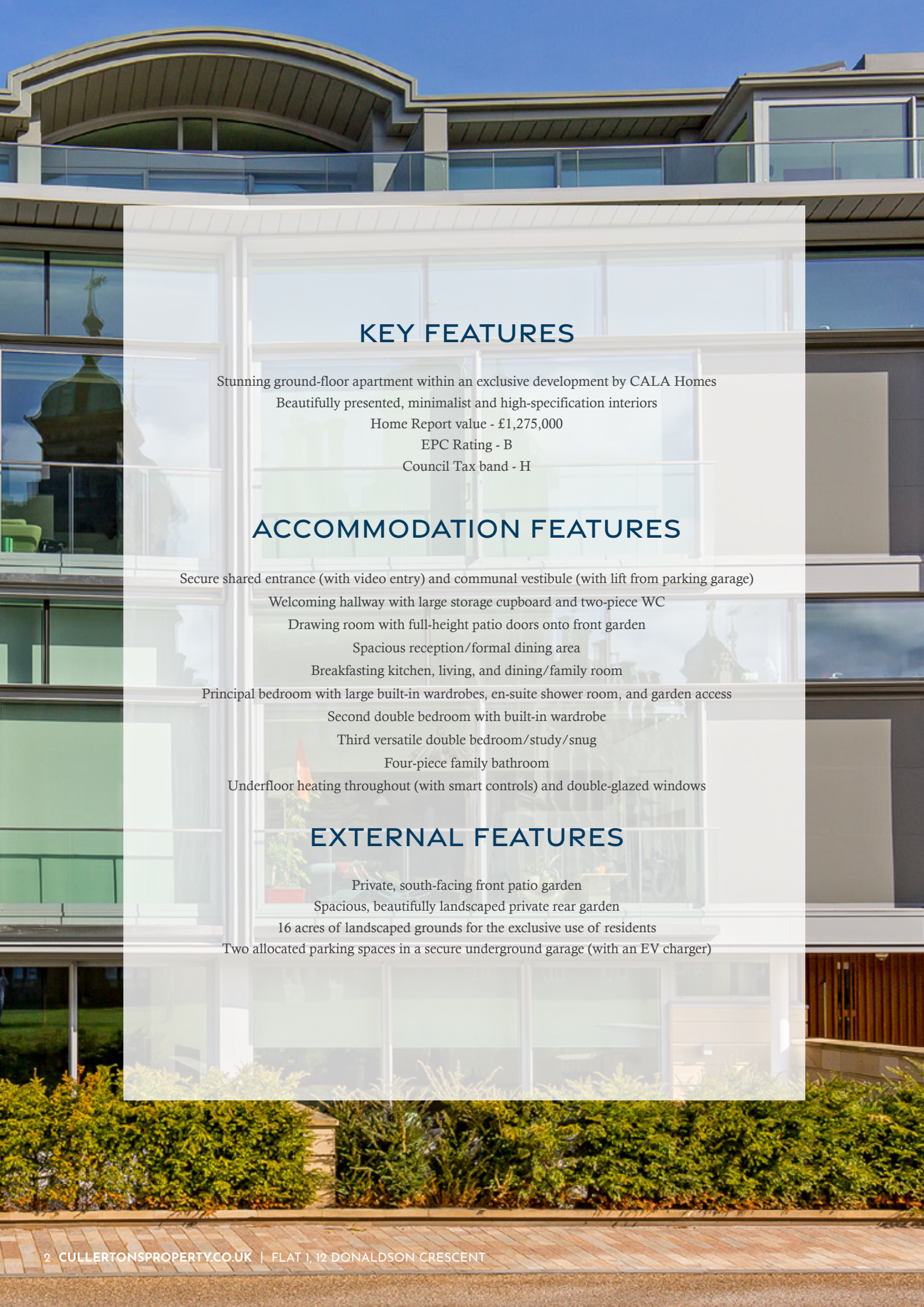


FLAT 1 12 DONALDSON CRESCENT





KEY FEATURES

Stunning ground-floor apartment within an exclusive development by CALA Homes
Beautifully presented, minimalist and high-specification interiors
Home Report value - £1,275,000
EPC Rating - B
Council Tax band - H

ACCOMMODATION FEATURES

Secure shared entrance (with video entry) and communal vestibule (with lift from parking garage)
Welcoming hallway with large storage cupboard and two-piece WC
Drawing room with full-height patio doors onto front garden
Spacious reception/formal dining area
Breakfasting kitchen, living, and dining/family room
Principal bedroom with large built-in wardrobes, en-suite shower room, and garden access
Second double bedroom with built-in wardrobe
Third versatile double bedroom/study/snug
Four-piece family bathroom
Underfloor heating throughout (with smart controls) and double-glazed windows

EXTERNAL FEATURES

Private, south-facing front patio garden
Spacious, beautifully landscaped private rear garden
16 acres of landscaped grounds for the exclusive use of residents
Two allocated parking spaces in a secure underground garage (with an EV charger)

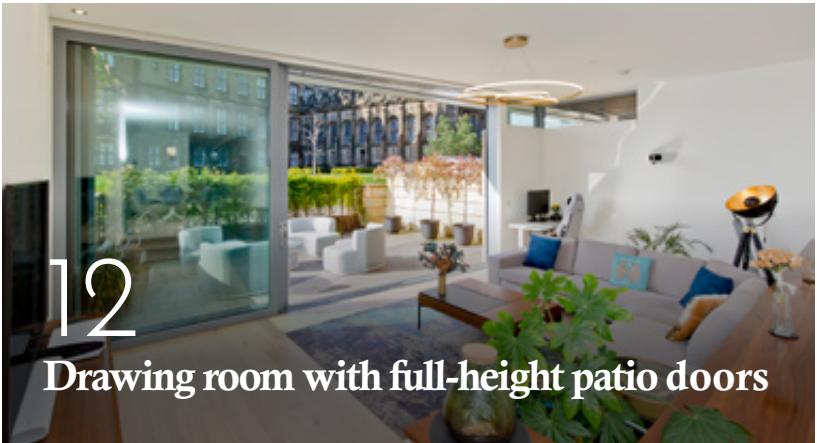
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Stunning ground-floor apartment within an exclusive development by CALA Homes

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Drawing room with full-height patio doors



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Spacious, private rear garden

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Outstanding ground-floor apartment forming part of an exclusive development by CALA Homes, part of the A-listed Donaldson Estate, offering an immaculate three-bedroom, two-bathroom city residence with open-plan living, private gardens, and secure private parking.



PART OF THE A-LISTED DONALDSON ESTATE





Property Name

Flat 1, 12 Donaldson Crescent,

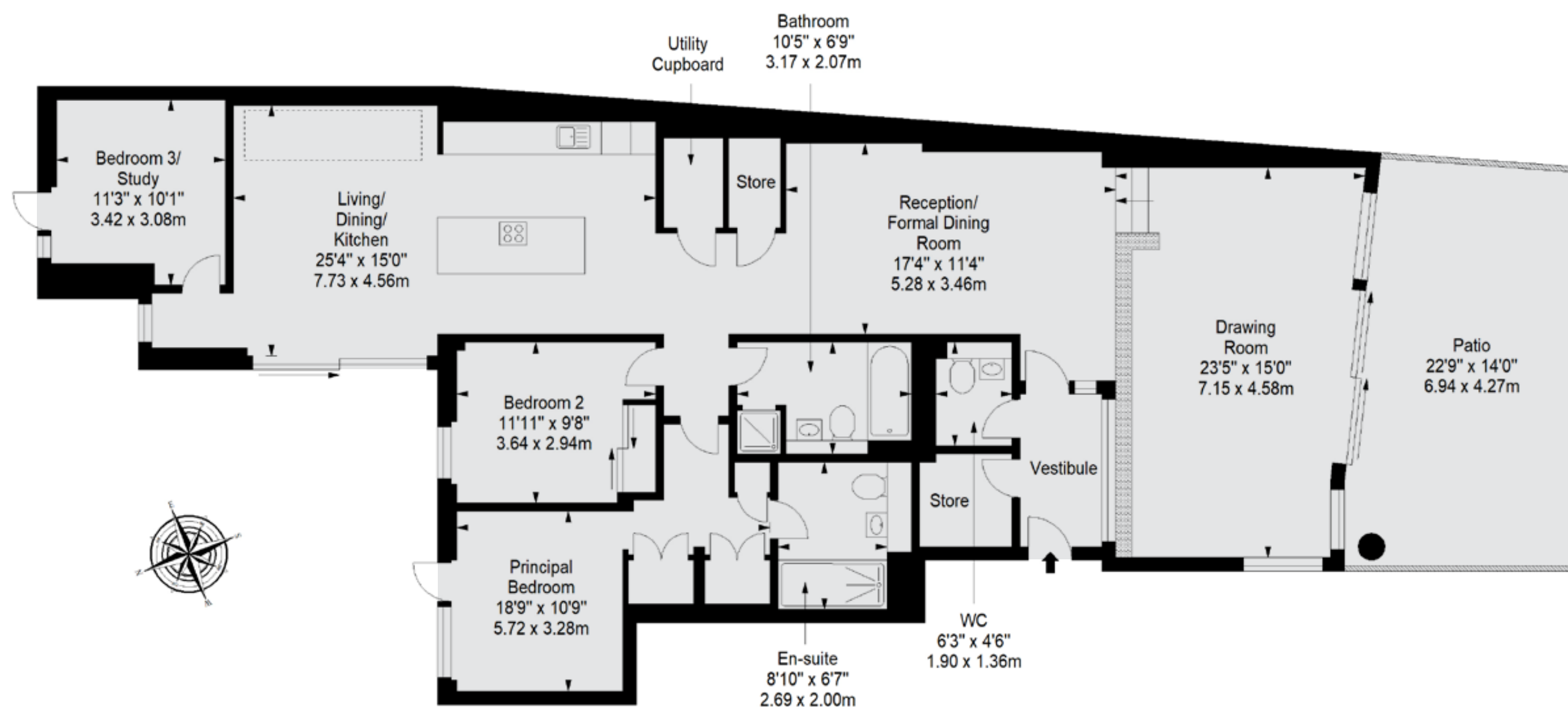
Location

West End, Edinburgh, EH12 5FB

Approximate total area:

165.9 sq. metres (1785.8 sq. feet)

 - Ground Floor



OUTSTANDING

city home

Characterised by clean lines, minimalist interior design, and sought-after open-plan living, this ground-floor apartment forms part of an exclusive development by CALA Homes in the city's desirable West End, forming part of the A-listed Donaldson Estate. The apartment has been meticulously designed for modern life with exceptional attention to detail, with high-quality fixtures and fittings throughout. The apartment is perfectly placed to allow its owner to feel as though they are immersed in nature, in addition to being in a well-connected city setting, with no passing traffic, immaculately maintained shared grounds, well-stocked convenience stores on its doorstep, and nearby the Water of Leith walkway and the Roseburn Cycle path offers an oasis of green meandering through the capital and making for a perfect walk to Dean Village and cosmopolitan Stockbridge, as well as wonderful views of the Pentland Hills from the shared grounds.

A secure communal entrance door (with a video entry system) affords access to the shared vestibule, where the apartment's front door (which is conveniently directly next to the elevator from the parking garage) opens into a hallway. Here, the immaculate interiors are immediately introduced with pristine neutral décor and Kahrs engineered wood flooring, with the latter flowing throughout the main living areas. The hall offers space for reception furniture and is accompanied by a large built-in storage cupboard and a two-piece WC.



PERFECT

for family life





Drawing room & reception/dining area

The reception/dining area can comfortably accommodate a six-seater dining table, with potential for a larger one if desired, alongside additional furniture, and three steps lead down to the drawing room. Here, full-height sliding doors (with remote-controlled electric blinds) capture wonderful sunny light throughout the day and open to invite the outdoors in. The space can be utilised in a number of different ways to suit the new owner, with potential to be a relaxed space for family life, or a more formal reception area, with space also provided for a study area if desired.



BEAUTIFULLY DESIGNED

*high-
specification
kitchen with
dining/lounge
space*

The open-plan kitchen and living/dining area offers an ideal space for gathering with family and friends – perfect for those who love to host dinner parties!








BREAKFASTING

kitchen, living, and dining/family room

The Kitchens International kitchen is beautifully appointed with contemporary, gloss-white wall and base cabinets, Silestone worktops, handy downlights, a Blanco sink, and a Quooker boiling water tap, with neatly integrated appliances contributing to the sleek, modern finish. These include a self-cleaning oven, a combination microwave, an induction hob (with a concealed inline extractor fan), a warming drawer (all Gaggenau), a full-size fridge, a freezer, a dishwasher (all Siemens), and a CDA dual-temperature wine cooler. A central breakfasting island (with a concealed USB socket) offers the perfect space for morning coffee and socialising while cooking.

The kitchen is supplemented by an adjoining utility cupboard offering a discrete space for laundry appliances, whilst a large storage cupboard provides excellent storage space.

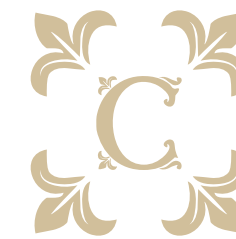


*The dining/living area
enjoys additional natural
light through a*

LARGE SKYLIGHT WINDOW

The area has large patio doors opening onto the garden, creating a sought-after indoor/outdoor living environment, making hosting alfresco summer soirees a breeze.





THREE TRANQUIL BEDROOMS

to ensure a restful nights' sleep

The carpeted principal bedroom offers a spacious sleeping area with blackout-fitted blinds and near full-height glazing, including a door opening out to the garden – perfect for an alfresco morning coffee, breakfast, or evening tippie! Bedrooms two and three also benefit from blackout-fitted blinds and soft carpets. The bedroom is accompanied by large built-in wardrobes and has the additional luxury of its en-suite shower room. The second bedroom, a good-sized double with a large window, has a generous built-in wardrobe. The third double bedroom (with convenient garden access) is ideal as a nursery, a child's bedroom, a playroom, a teenager's den, or a study – perfect for those requiring a quiet space to work or study from home, highlighting the apartment's flexibility.

*Principal bedroom with large built-in wardrobes,
en-suite shower room, and garden access*



A SPACIOUS SLEEPING AREA



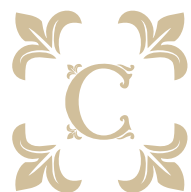


HIGH-QUALITY

Washrooms

The apartment's two washrooms are both beautifully appointed with large-format Porcelanosa wall and floor tiles and high-quality Villeroy & Boch sanitaryware. The principal bedroom's en-suite comprises a deluxe walk-in enclosure with a rainfall showerhead and handset, a vanity unit with an inset basin, a concealed-cistern WC, a wall-mounted, illuminated and mirrored Bluetooth vanity cabinet with a hidden shaver socket, and a thermostat-controlled chrome towel radiator. The family bathroom has been styled to match the en-suite and features a wall-to-wall bath with a waterfall tap, a large shower enclosure with a rainfall showerhead and handset, a WC-suite with vanity storage, the same Bluetooth mirrored cabinet as the en-suite, and a thermostat-controlled heated towel rail.

The home is kept warm by underfloor heating throughout (with smart controls) and double-glazed windows.





Beautifully landscaped private gardens, shared grounds, and secure underground parking

The immaculate south-facing front patio (with convenient outdoor lighting) overlooks the historic main building and offers an ideal sunny space for relaxing. Additionally, the apartment is complemented by a generous, beautifully landscaped rear garden (with external lighting, a socket, and a tap) featuring a large patio for alfresco dining furniture and barbecues, a spacious, artificial lawn, and gated access to a pathway leading around the development. The rear garden backs onto woodland, offering excellent opportunities to spot passing wildlife, including the occasional grazing deer. Residents of Donaldson Crescent also have exclusive access to 16 acres of beautifully maintained shared grounds, which new owners can explore along with various resident-led societies, including a walking group and cycling club. Secure private parking is provided in the underground car park (which also has CCTV), with two allocated spaces (situated directly next to the elevator) and an EV charger. Finally, residents further benefit from access to shared guest parking spaces outside at either end of the crescent.

GARDENS & PARKING





Extras: All fitted floor coverings, window coverings, and integrated kitchen appliances will be included in the sale. The light fittings, washing machine, dryer, and wall-mounted hall and drawing room units are available by separate discussion.

Factor: The development is managed by Myreside Management for an approximate annual fee of £4000, including buildings insurance, stair cleaning, and ground maintenance.



The beautifully landscaped rear garden features a large patio for alfresco dining furniture and barbecues




Flat 1, 12
Donaldson
Crescent

THE WEST END

The coveted combination of peace and tranquillity, with all the amenities and attractions of city living nearby





RAVELSTON GOLF CLUB



SCOTTISH NATIONAL GALLERY OF MODERN ART



HAYMARKET STATION



RAVELSTON GOLF CLUB

Boasting a prime location in the West End of the capital and within the Wester Coates Conservation Area, the Donaldson's Crescent development enjoys a convenient and exclusive location. Along the West End streets and crescents, the area promises that coveted combination of peace and tranquillity, with all the amenities and attractions of city living nearby. The direct area is home to exclusive eateries, independent shops and some of the finest pubs, whilst also benefiting from grocery stores within walking distance. George Street and the city centre is only a little further away, offering the range of world-class amenities one could expect of a capital city.

While the West End houses the city's financial district, it is also a centre for arts and culture, boasting such major venues as the Usher Hall, Traverse Theatre, and the Royal Lyceum, as well as the Scottish National Gallery of Modern Art (Modern 1 & 2), are all within walking distance.



Residents of Donaldson Crescent also have exclusive access to 16 acres of beautifully maintained shared grounds, which new owners can explore along with various resident-led societies, including a walking group and cycling club. The nearby Water of Leith walkway and cycle path offers an oasis of green meandering through the capital and making for a perfect walk to Dean Village and cosmopolitan Stockbridge.

Donaldson Crescent offers its new owners close proximity to some of the most prestigious private schools, including Edinburgh Academy, Fettes College, ESMS Schools, and St George's School for Girls, to name a few.

AMENITIES





CULLERTON'S

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ESTATE AGENCY
OF THE YEAR

2021-2022



ESTATE AGENCY
OF THE YEAR

2021-2022

DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.