

1/22 THE PLAYFAIR AT DONALDSON'S

DONALDSON DRIVE, WESTER COATES, EDINBURGH, EH12 5FS

Introducing an exclusive three-storey ground-floor apartment which is set within the iconic Playfair at Donaldson's, offering the ultimate in luxury city living just moments from Edinburgh's highly fashionable West End.





— The property expert behind the personalised service

MARK CULLERTON

Mark Cullerton is a highly respected figure in the Scottish property industry, renowned for his exceptional market acumen and unwavering commitment to integrity. With over 35 years of experience, he has built a loyal client base who value his unrivalled industry expertise and transparent, straightforward approach. Since its founding in 2017, Cullerton's Estate Agents & Property Consultants has earned multiple top industry awards—a testament to the bespoke, highly personalised service that Mark and his team provide across all aspects of property sales.

M Cullerton

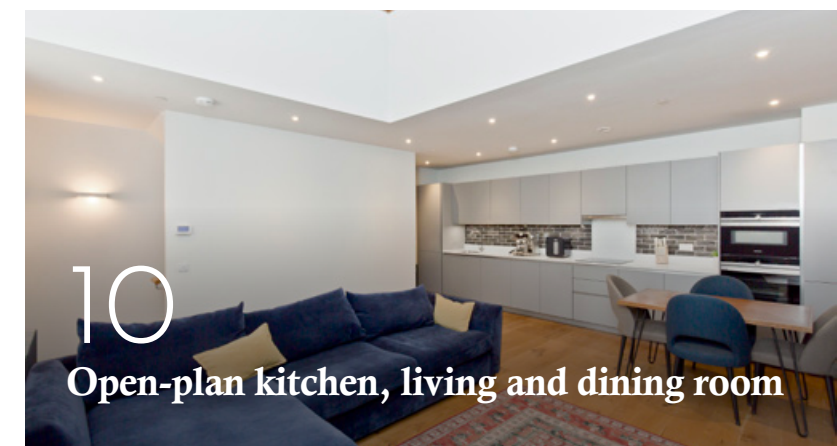
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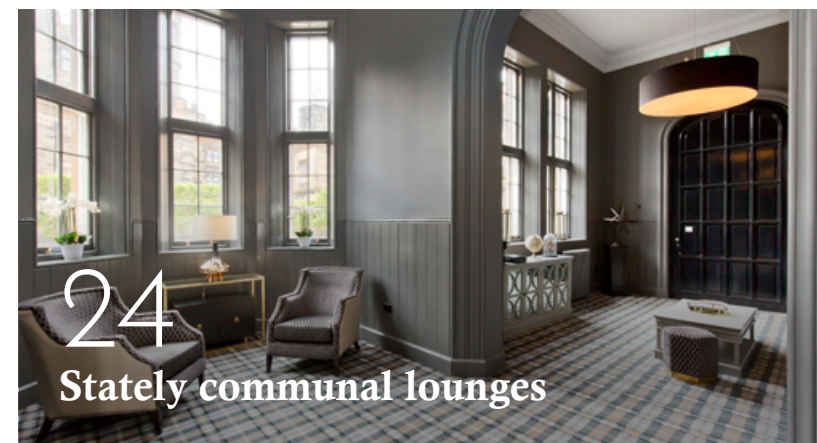
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Welcome to 1/22 The Playfair at Donaldson's
Part of the A-listed Playfair at Donaldson's by City and Country

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Open-plan kitchen, living and dining room



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Property Name

1/22 The Playfair at Donaldson's

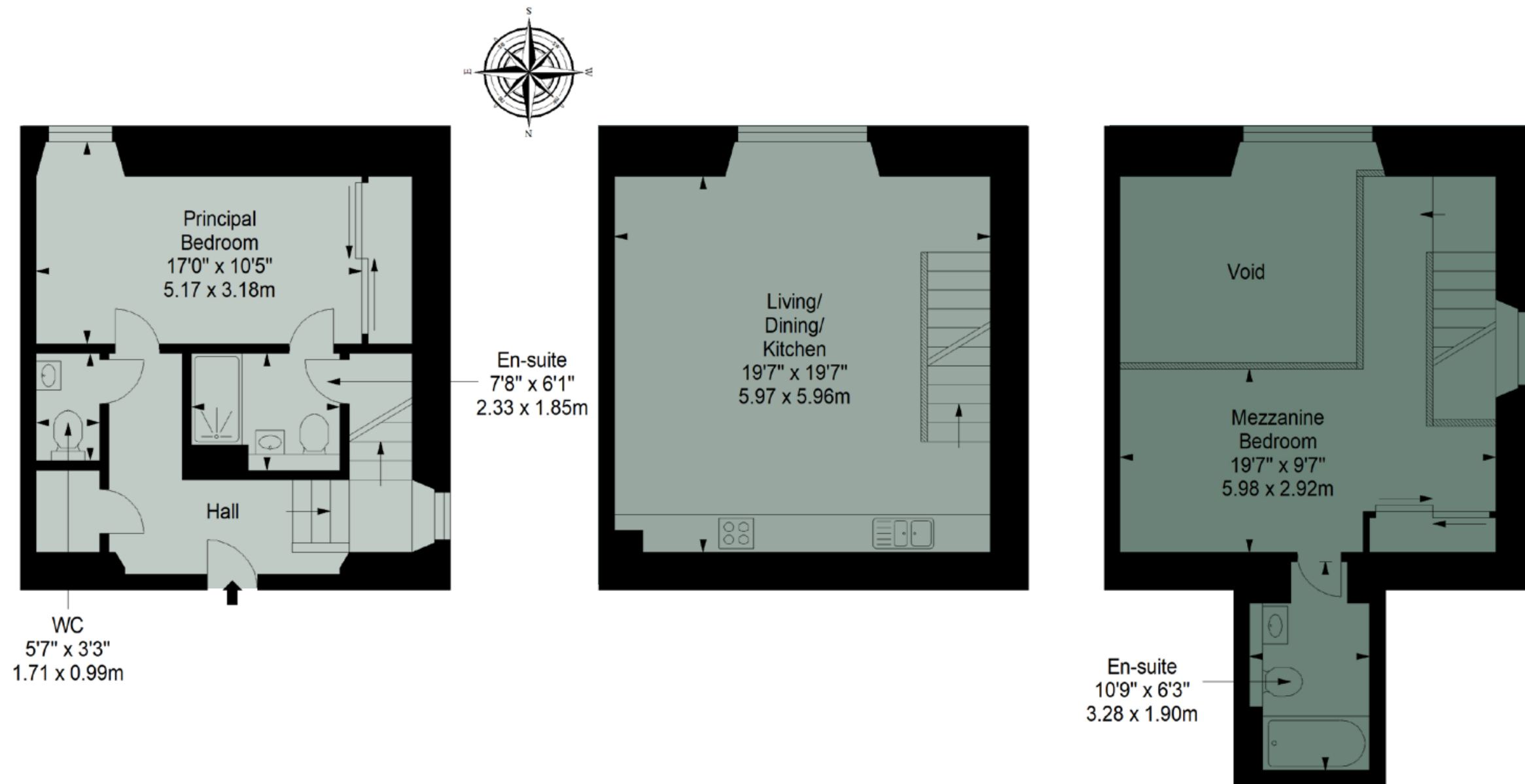
Location

Wester Coates, Edinburgh, EH12 5FS

Approximate total area:

104.2 sq. metres (1121.6 sq. feet)

 - Ground Floor  - First Floor  - Second Floor



AN EXCLUSIVE GROUND-FLOOR APARTMENT



This two-bedroom ground-floor apartment is a stunning city home which is spread over three floors, providing generous open-plan living space, a stylish kitchen, two en-suites, and a WC. It is finished to an impressively high specification and is beautifully decorated throughout to walk-in standards as well. Furthermore, this exceptional property forms part of The Playfair at Donaldson's: an A-listed, Elizabethan-style former hospital designed by the eminent Edinburgh architect William H. Playfair (1842-52) and converted into award-winning luxury homes by the UK's leading heritage developer, City and Country. This seminal development also offers 16 acres of parkland, secure parking, and concierge services, ensuring the very best for its inhabitants. Situated in the prestigious Wester Coates conservation area, it also provides a highly sought-after location just a brief stroll from the West End and all the city centre offers.

GENERAL FEATURES

- An exclusive ground-floor apartment spread over three floors
- Part of the A-listed Playfair at Donaldson's by City and Country
- Situated in the prestigious Wester Coates conservation area
- Finished to a high specification and beautifully decorated
- Concierge services, CCTV, and two stately communal lounges
- Home Report value - £520,000
- EPC Rating - C

ACCOMMODATION FEATURES

- Welcoming entrance hall with built-in storage and a convenient WC
- Stylish open-plan kitchen/living/dining room with south-facing aspect
- Ultra-modern kitchen with Corian worktops and Siemens appliances
- Two airy double bedrooms equipped with built-in wardrobes
- High-spec en-suite shower room with Villeroy & Boch sanitaryware
- High-spec en-suite bathroom with Villeroy & Boch sanitaryware
- Gas central heating and double-glazed windows throughout

EXTERNAL FEATURES

- 16 acres of manicured parkland shared exclusively by the residents
- Allocated space in an underground carpark and visitor's parking

Inside the apartment, an entrance hall welcomes you in and immediately establishes the home's impeccable standards. For added practicality, it also provides built-in storage and a convenient WC.

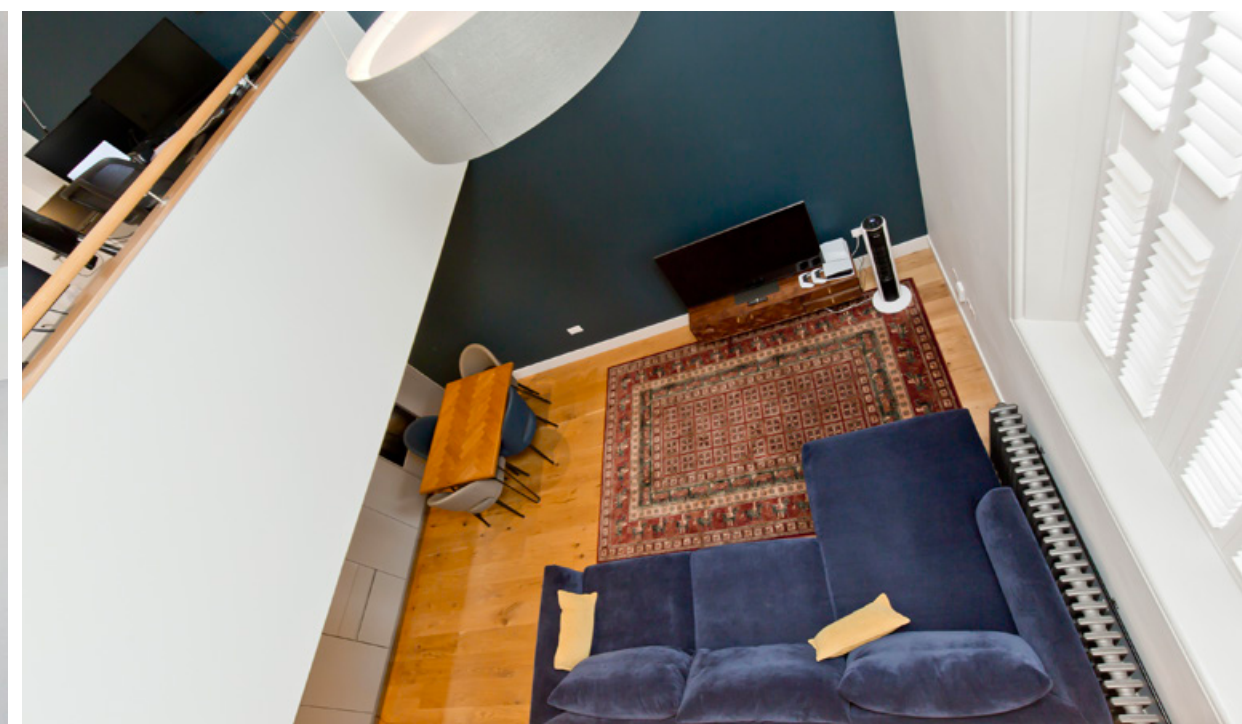


THE ENTRANCE

*Welcome to The Playfair at
Donaldson's*



THE PERFECT TONE FOR MODERN LIVING



Reception rooms – Open plan kitchen, living and dining room

The open-plan kitchen, living and dining room occupies the entire first floor, providing a sociable space for daily use. Lit by an array of LED downlights and south-facing windows, it has a bright and airy ambience, which is further enhanced by a double-height ceiling created by the mezzanine level above.



The neutral décor and bold accent wall bring additional appeal, along with the warm glow of solid oak flooring. Sophisticated and inviting, it strikes the perfect tone for modern living.

THE KITCHEN

Ultra-modern kitchen with Siemens appliances

Neatly arranged along one wall, the kitchen has an ultra-modern design and a subtle colour palette, which has been carefully chosen to add to the style of the room and to accentuate the sense of space. It features a generous selection of handle-less cabinets in dove grey and high-performance Corian worktops in white. Darker toned metro splashback tiles bring a sharp contrast, adding texture and definition.



It is a beautiful combination that is enhanced by undercabinet lighting and a suite of integrated appliances by Siemens (induction hob, concealed extractor, double oven, and dishwasher). For discreet laundry, the washing machine is quietly stored in the hall's cupboard.



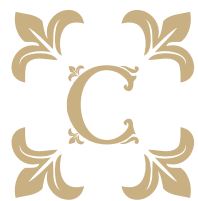
THE BEDROOMS



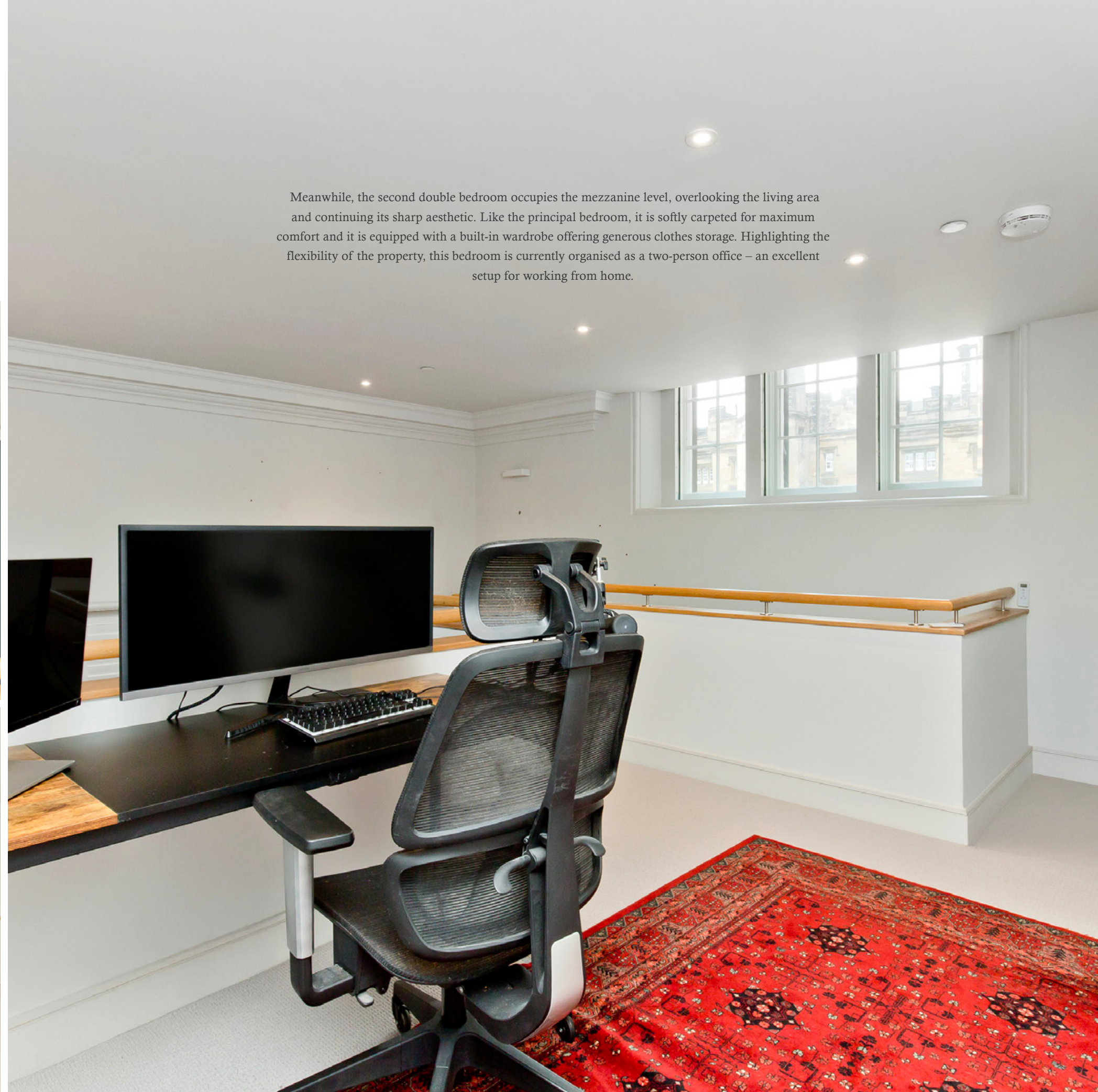
Two elegant double bedrooms with generous storage

Set on the ground floor with a south-facing aspect, the principal bedroom is adorned in white, providing a neutral palette that is easy to style. It has spacious proportions too, with ample room for a nursery area and bedside furniture.



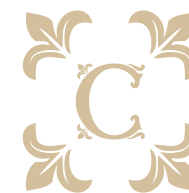


Mezzanine level Second double bedroom



Meanwhile, the second double bedroom occupies the mezzanine level, overlooking the living area and continuing its sharp aesthetic. Like the principal bedroom, it is softly carpeted for maximum comfort and it is equipped with a built-in wardrobe offering generous clothes storage. Highlighting the flexibility of the property, this bedroom is currently organised as a two-person office – an excellent setup for working from home.

HIGH-SPECIFICATION *en-suites and a WC*



In addition to the WC, each bedroom has the luxury of its own en-suite. The principal bedroom has a shower room with a double walk-in rainfall shower, whereas the mezzanine bedroom has a bathroom with handheld and overhead rainfall showers. Both en-suites match one another in style and standards too, incorporating stylish tile work and Villeroy & Boch sanitaryware. They also include a hidden-cistern toilet, a half-pedestal washbasin, and mirrored vanity cabinets with ambient lighting.

For optimal comfort, the property has gas central heating and double glazing throughout.



STATELY COMMUNAL LOUNGES

and concierge services



Concierge services cover management of all common maintenance issues (arranging suppliers, scheduling of works, and follow-ups etc), as well as the organisation of residents' committee meetings and actions, spare key holding, and building access for deliveries and services. There are also on-site bins and recycling bins, and CCTV covering the building's entrance and carpark for added reassurance. In addition, there are two magnificent communal lounges which capture the iconic building's stately grandeur, coming adorned in a wealth of original features that capture the eye and the heart.



16 ACRES OF PARKLAND

SHARED EXCLUSIVELY BY
THE RESIDENTS

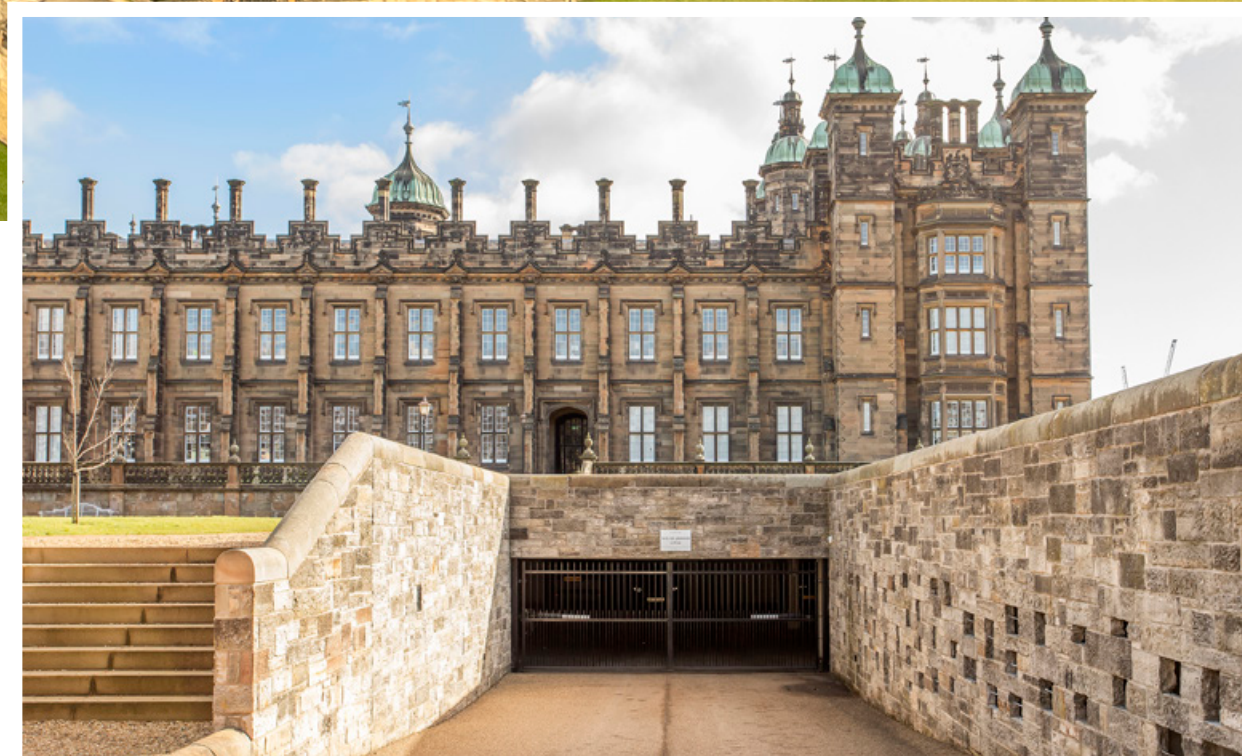




The development's impressive gardens cover 16 acres of carefully manicured parkland, which is shared exclusively by the residents. Sprawling lawns, paved areas, and a central courtyard provide a natural haven to escape the bustle of the city centre. It is a stunning feature of this incredible development.

In addition, the property has an allocated space in a secure underground carpark and there is also additional unrestricted visitor's parking as well.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, and a washer/dryer to be included in the sale.



WESTER COATES, EDINBURGH



*Situated west of the bustling Haymarket and
the exclusive West End*

SCHOOLS

State Schools: Roseburn Stevenson
Primary School, Craigmount High
School

Independent Schools: Fettes
College, ESMS Schools, St George's
School for Girls

CULTURE

Scottish National Gallery
of Modern Art (One
& Two), Usher Hall,
Traverse Theatre, Royal
Lyceum, Edinburgh
Filmhouse

SHOPPING

Local independent
shops in Stockbridge,
high-street stores on
Princes Street, George
Street

#1

AREA OF OUTSTANDING
ARCHITECTURAL BEAUTY JUST
MOMENTS FROM EDINBURGH'S
FASHIONABLE WEST END

LOCATION



Wester Coates
Conservation Area

TRANSPORT



Bus – 3, 4, 25, 26, 31, 33,
44

Tram Stop – West End
(0.4 miles)

Train Station –
Haymarket (0.4 miles)

Airport – Edinburgh
International (6 miles)



SPORTS

24-hour PureGym,
Drumsheugh
Baths Club,
Ravelston Golf Club

FOOD & DRINK

Diverse range of cafés,
wine bars, coffee
houses, traditional
pubs, restaurants and
fine dining

PARKS

Roseburn Park,
Dean Gardens,
The Water of Leith
Walkway, Princes
Street Gardens



*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.

— *Where truly bespoke service is the cornerstone of our ethos*

WELCOME TO CULLERTON'S

At Cullerton's, every client enjoys the dedicated expertise of a seasoned consultant who personally oversees the sale or purchase of their property from inception to completion—without exception.

Whether buying, selling, developing, or investing, we provide unwavering representation at every stage. Our distinguished team of consultants, coupled with our multiple award-winning service, is further enhanced by the finest marketing materials in the Scotland — ensuring our clients gain a distinct advantage in an ever-evolving international property market.

To discover how our bespoke, high-level service can best assist you, we warmly invite you to visit our office on St Stephen Street, Stockbridge. Alternatively, for a discreet and confidential consultation, one of our consultants would be delighted to meet with you at a time of your convenience.

— *Contact us*

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info@cullertonsproperty.co.uk
www.cullertonsproperty.co.uk



— *Property Consultants*

MARINA FERBEJ

TERRY THOMSON



For further information on this property, or to arrange a viewing, contact Marina or Terry, who will both be delighted to assist you.

07740 985812
marina@cullertonsproperty.co.uk

— *About Marina*

Marina is a dedicated Real Estate Consultant, with over five years of experience in real estate and 29 years in the hospitality and travel industry—where she successfully ran her own business—Marina brings a wealth of expertise and a personal touch to every buying and selling transaction.

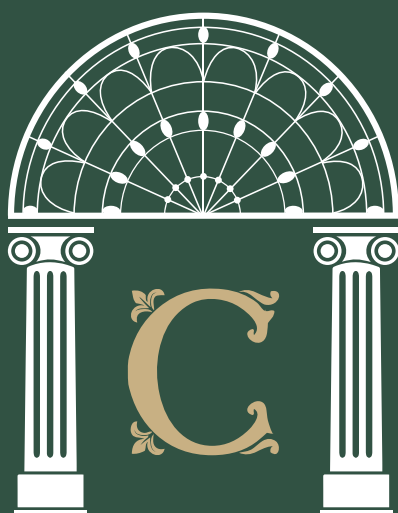
A lifelong resident of Edinburgh, Marina enjoys travelling, both in Scotland and abroad. She loves walks with Betty, her Cockapoo, and dining out with family and friends, especially weekend breakfasts at Patina. Of Italian and Ukrainian descent, Marina's rich heritage adds depth to her personable approach.

07977 904411
terry@cullertonsproperty.co.uk

— *About Terry*

With extensive experience in property, portfolio management, and real estate, Terry possesses in-depth market knowledge and a keen understanding of the industry. In addition, his 28-year career as an MD for a retail company, and years in the construction industry have further enhanced his expertise in real estate development and management.

Beyond work, Terry lives in Edinburgh and enjoys golf, football, and paddle tennis, as well as performance drives with fellow Porsche enthusiasts. A lover of fine dining, his favourite spots include Dishoom and Cool Jade, and he relishes socialising with his wide circle of friends and neighbours.



CULLERTON'S

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SCAN TO DISCOVER MORE

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