



1/13 The Playfair at Donaldson's

Donaldson Drive, Edinburgh, EH12 5FA

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This exclusive one-bedroom lower ground-floor apartment is part of The Playfair at Donaldson's situated within the West End: a stunning A-listed former school (1851-2008), which has been converted into award-winning luxury homes by City and Country, the UK's leading heritage developer. The property is in excellent decorative order, enjoying stylish modern interiors finished to premium standards. It also boasts secure allocated parking and shared use of 16-acres of private parkland. Furthermore, residents have access to an on-site concierge service and boutique communal rooms.

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances to be included in the sale. All furniture is available by separate negotiation.

Features

- An exclusive lower ground-floor apartment
- Forming part of The Playfair at Donaldson's
- An A-listed, Elizabethan-style, palatial building
- Converted to award-winning standards
- Situated in the Wester Coates conservation area
- Inviting entrance hall with a utility cupboard
- Open-plan sitting room/dining room/kitchen
- Large double bedroom with built-in wardrobe
- Premium Villeroy and Boch bathroom with overhead shower
- Shared use of 16-acres of private parkland
- Large central courtyard for communal use
- Underground car park with one allocated space
- Refurbished original sash and case windows
- Underfloor gas central heating with Nest smart thermostat
- EPC Rating - C

Concierge Services

- Management of all common maintenance issues - arranging suppliers, scheduling of works, follow ups etc.
- Organisation of residents' committee meetings and actions
- Spare key holding
- Building access for deliveries and services
- Other points of note
- One allocated secure underground parking space, unrestricted visitor parking
- CCTV coverage of car park and building entrance
- Use of two well appointed communal lounges
- Exclusive use of well-maintained and extensive gardens and lawn
- On site bins for landfill, paper/card and glass recycling





“In excellent decorative order, enjoying stylish modern interiors finished to premium standards”







“Boasting secure allocated parking and shared use of 16-acres of private parkland”





Floorplan

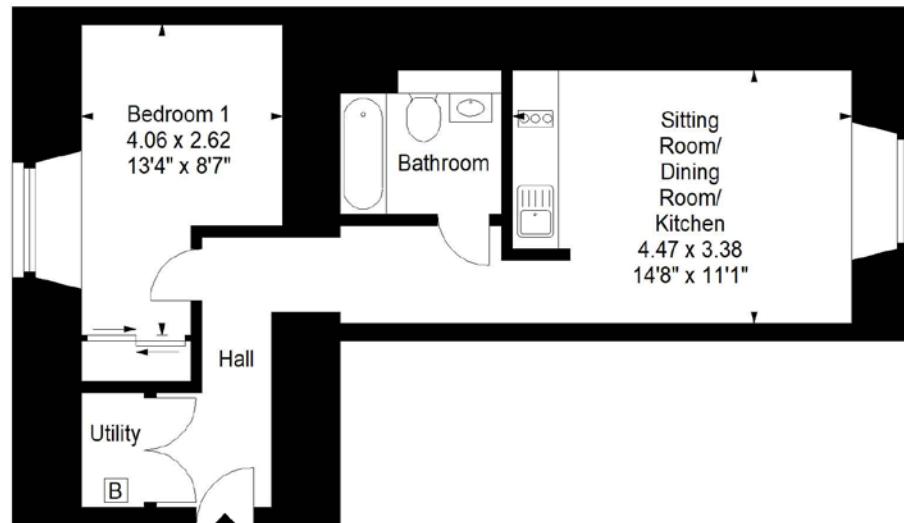
**Flat 13,
1 Donaldson Drive,
Edinburgh, EH12 5FA**



Gross internal area (approx)
41.90 sq.m (451 sq.ft)

For Identification Only. Not To Scale.

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Lower Ground Floor

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