

Flat 104/1 Donaldson Drive

WEST END, EDINBURGH, EH12 5FS



SPACIOUS TWO-BEDROOM DUPLEX APARTMENT



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McEwan Fraser is delighted to present the spacious two-bedroom duplex apartment to the market. The property forms part of the iconic Playfair development, a modern reimagination of the former Donaldson's school, which has long been recognised as one of the most important landmark buildings in the city.

Internally, the property is presented to the market in excellent internal condition and has been upgraded beyond the builder's original specification. The accommodation is focused on a superb semi-open plan kitchen and living room.

The reception space has a dual-height ceiling and huge levels of natural light. Naturally bright and neutrally decorated, the living space has plenty of room for a variety of different furniture arrangements and that will give a new owner plenty of flexibility to create their ideal entertaining space.





The quality of the finish in the apartment becomes readily apparent when you examine major fixtures like the kitchen. In this instance, the bespoke designer kitchen has a full range of base and wall-mounted units with an additional island which are topped with Corian worksurfaces and boast Siemens integrated appliances. There is a WC on the entry level which is partially tiled.





An internal staircase takes you to the first-floor landing that gives access to both double bedrooms, a deep storage cupboard, and the main bathroom. Bedroom one is a generous double bedroom that forms a mezzanine over the main living space. There is ample space for freestanding furniture alongside integrated wardrobes. Custom shutters give the flexibility to shut the mezzanine off from the living space. Bedroom two is a further generous double bedroom with a large integrated wardrobe.





Bedroom 2







The accommodation is completed by the bathroom which boasts stunning contemporary, a beautiful white suite with a shower over the bath, and a separate shower cubicle. For warmth, comfort, and security, the property has gas central heating, double glazing, and a secure entry system.





Approximate Dimensions

(Taken from the widest point)

Open Plan Living	8.20m (26'11") x 4.59m (15'1")
Bedroom 1	3.46m (11'4") x 3.41m (11'2")
Bedroom 2	4.13m (13'7") x 3.19m (10'5")
Bathroom	3.19m (10'5") x 3.02m (9'11")
WC	1.99m (6'7") x 0.98m (3'3")

Gross internal floor area (m²): 85m²

EPC Rating: B

Residents enjoy exclusive access to The Playfair's concierge service and several communal spaces, including the boutique Club Room and Chapel Room, where neighbours can meet, work, or relax and unwind in elegant surroundings. Externally there are 16 acres of grounds to explore and there is an internal courtyard that has been beautifully landscaped and provides a haven in the heart of Edinburgh city centre. The property is close to the city centre and has easy access to a range of transport links. This apartment also comes with a space in the secure underground car park.

The Playfair Concierge

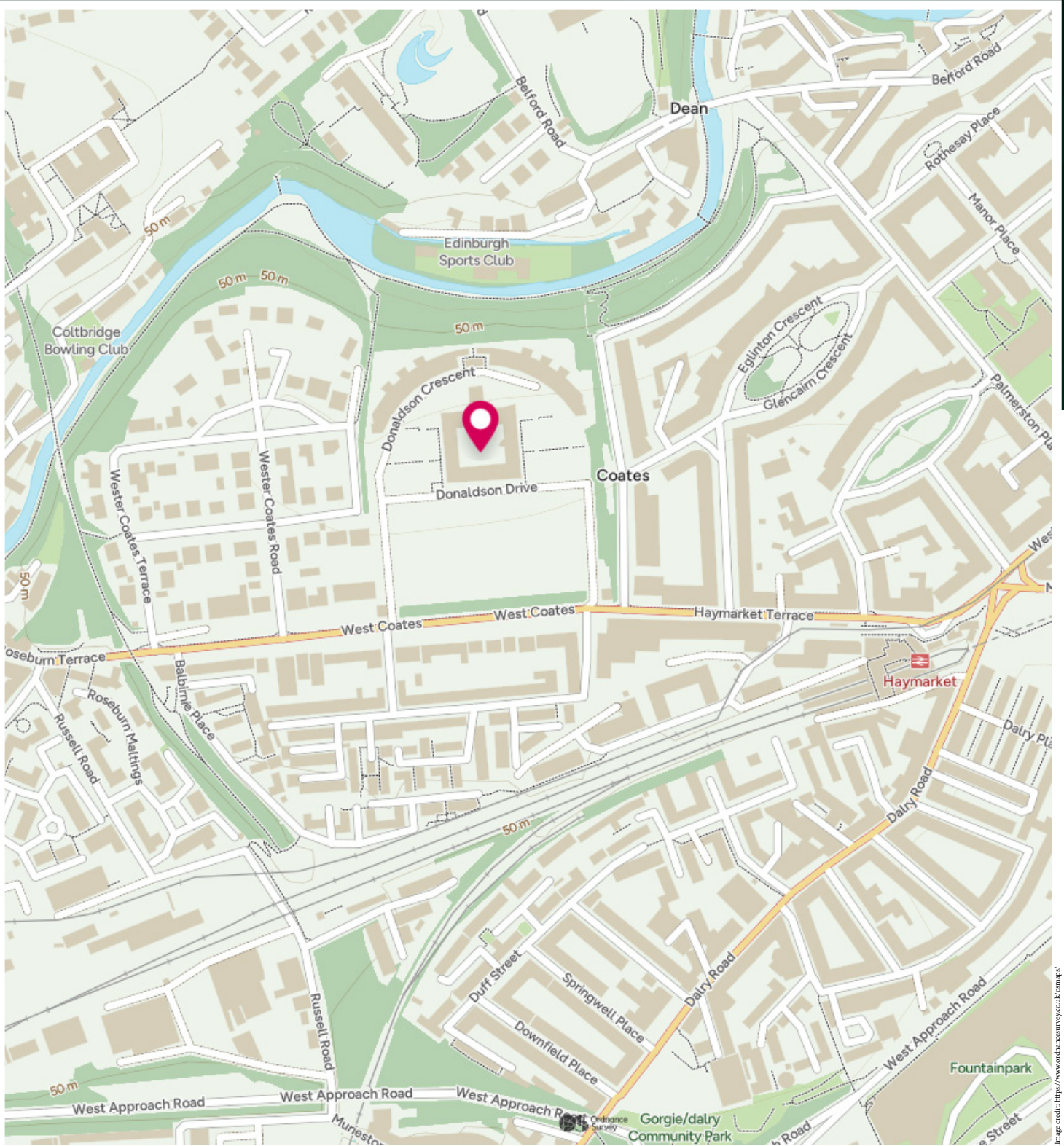






The West End is close to many of the capital's finest shops and restaurants as well as its commercial and retail core in George Street, Princes Street and St James Quarter. The cosmopolitan district of Stockbridge is only a short walk away offering a superb choice of speciality shops, food stores, fashionable bars, quaint coffee shops, delis and boutiques. There is easy access to the Water of Leith Walkway and cycle path, whilst the open spaces of the Royal Botanic Gardens and Inverleith Park are also within walking distance. Haymarket rail station and tram stop is close by and regular public transport provides swift access in and around the city. By car main roads connect quickly to the City Bypass, Edinburgh International Airport, the Queensferry Crossing and central motorway network.

The Location



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Part
Exchange
Available



THE SUNDAY TIMES
THE TIMES



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Layout graphics and design
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