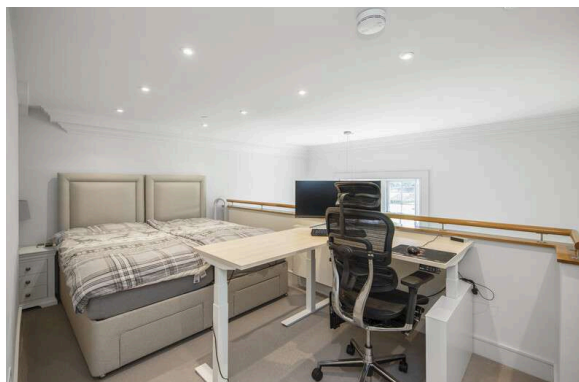




1/38 Donaldson Drive
WEST END | EDINBURGH | EH12 5FS


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Nestled within the iconic Playfair development, a modern reimagination of the historic Donaldson's School, this ground floor apartment offers a unique blend of contemporary luxury and historical charm. Recognised as one of the city's most important landmark buildings, the Playfair development provides residents with exclusive amenities, including a concierge service and access to elegant communal spaces such as the boutique Club Room and Chapel Room. These areas are perfect for socialising, working, or unwinding in style.

The development is surrounded by 16 acres of beautifully landscaped grounds, providing a serene escape in the heart of Edinburgh city centre, complemented by a tranquil internal courtyard.

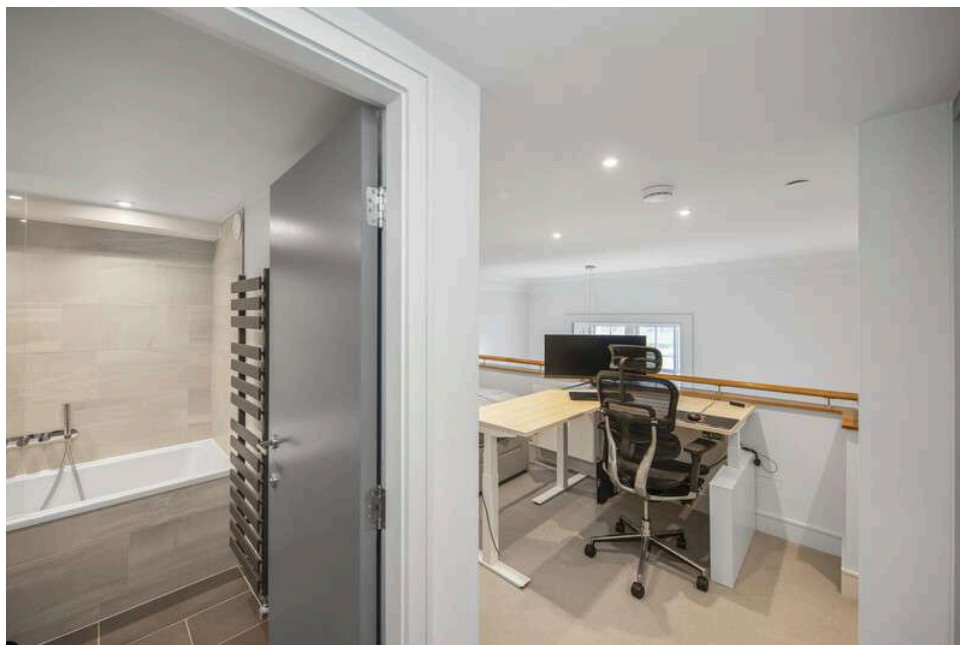
Inside, the apartment is in excellent condition, featuring a spacious open-plan kitchen and living area. This bright and contemporary space offers ample room for various furniture arrangements, allowing new owners to customise their entertaining area. Additionally, this area also has additional storage via a handy under stair cupboard that is neatly tucked away. Large windows with working shutters provide lovely views of the communal grounds and enhance the natural light.

Included in the sale are all fittings and integrated kitchen appliances. The Miele washer/dryer can be available to purchase by separate negotiation. EPC rating is C.

Please note that this development is factored. Total factors fees are understood to be approximately £3,000 per annum.

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The bespoke designer kitchen is a standout feature, equipped with a full range of attractive white units, showcasing the high quality of finish throughout the development. The ground floor also includes a convenient WC.

Ascending to the mezzanine level, the well-proportioned double bedroom is neutrally decorated and carpeted, featuring a large integrated wardrobe. There's plenty of space for a large bed and additional freestanding bedroom furniture. The mezzanine also houses the bathroom, which is beautifully tiled and includes a contemporary white suite with a shower over the bath.

For added warmth, comfort, and security, the apartment is equipped with gas central heating, working shutters, and a secure entry system.

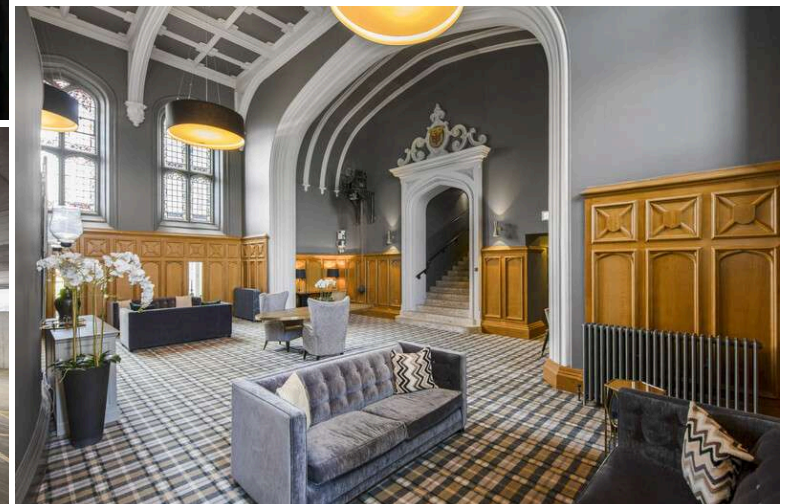
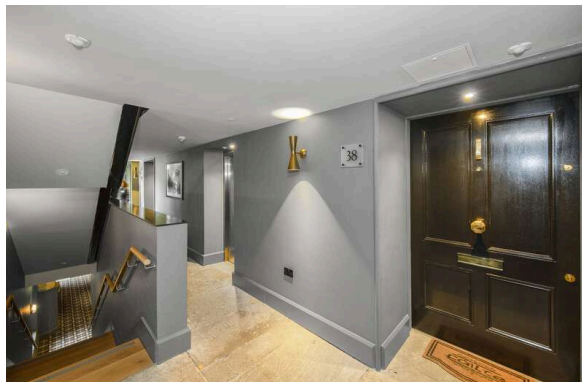
The property's location is ideal for city living, with easy access to the city centre and a variety of transport links. Additionally, the apartment includes an extended car space in the secure underground car park, ensuring convenient and secure parking.

In brief the property comprises:

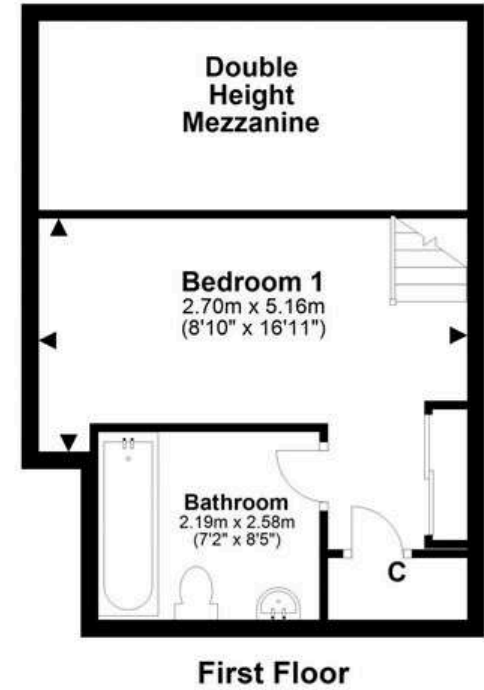
- Beautiful, open plan living area with designer kitchen.
- Spacious, carpeted double bedroom with integrated wardrobe.
- Stylish family bathroom with shower over bath.
- Handy WC on the lower level for added convenience.
- Gas central heating.
- Secure parking garage, with allocated space.
- Communal grounds spanning 16 acres.
- Property is dog friendly.



The property is located in the desirable West End of Edinburgh, which lies close to the heart of the bustling city centre. The property is beautifully positioned to take advantage of a superb range of shopping outlets and amenities. Leisure facilities in the area are exceptional and include a choice of bars, restaurants, theatres and cinemas, as one would indeed expect from a major international city. Easy access can be gained to Princes Street Gardens and the Water of Leith walkway. Neighbouring Dean Village is home to the Dean Gallery and Scottish Gallery of Modern Art. Nearby Stockbridge is well known for its variety of boutiques, gift shops and fashionable eateries. The flat is close to the city's main business core and may consequently be of interest to the professional sector. Schooling is well represented from nursery to senior level. An efficient public transport network operates to most parts of the town and surrounding areas, with Haymarket station within walking distance and bus and tram links nearby. The city bypass and main motorway networks are also within easy reach.







This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.