

COULTERS[©]

FLAT 18, 1 DONALDSON DRIVE

WEST END, EDINBURGH, EH12 5FS

 2 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Forming part of the impressive, architecturally stunning former Donaldsons School (1851 – 2008) and the exclusive Playfair development, Flat 18, 1 Donaldsons Drive is an extremely engaging two-bedroom ground floor apartment. An off-shoot to the main building, the home has a very "cottage feel" and offers beautiful, high specification, superbly finished accommodation, tucked away with its own direct access onto the expansive 16 acres of grounds, upon which this historic building sits. The property also has two parking spaces within the gated underground car park.

KEY FEATURES



Stunning ground floor flat, forming part of the iconic Playfair development.



Two beautiful double bedrooms, one with en-suite showerroom.



Situated on 16 acres of beautiful, expansive grounds.



Two underground parking spaces.



Located in the highly sought after West End of Edinburgh.



Within a short walk of local shops.





The Playfair development offers a delightful range of facilities, of which the owners will have access to. These include an on-site building manager, the boutique Club Room, the Chapel Room, and externally, an impressive central courtyard, allowing owners in the development an opportunity to meet, work, or relax and unwind in elegant, historic surroundings both inside and out.

Within the apartment, the delightful open plan sitting room / kitchen dining area is a wonderful space with which the owners can enjoy. There is spacious living area which is great for entertaining, with a direct outlook and immediate access to the grounds. The sleek, modern kitchen is fitted with contemporary wall and base mounted cabinetry, incorporating integrated Siemens appliances which comprise; induction hob, combination microwave, fan assisted oven, extractor hood, dishwasher, fridge and freezer.





MORE INFORMATION

There are two calming double bedrooms (one with a sunning, stylish, generous shower room), both with delightful outlooks to the grounds, with fitted wardrobes.

A practical utility room houses the washing machine. A luxurious, elegant bathroom completes the internal accommodation.

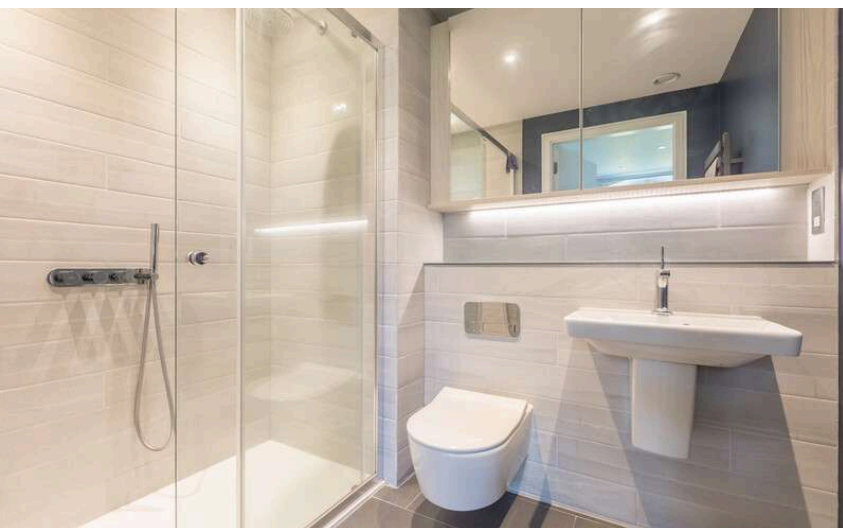
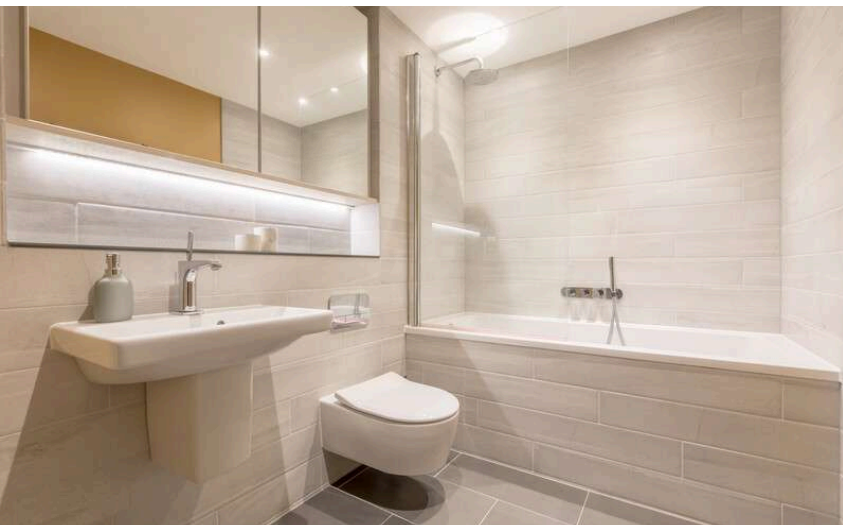
The home benefits from gas central heating and has two external doors opening onto the grounds, in addition to the front door, accessed within the main building.

EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.

The factors are FirstPort Property Services Ltd and the monthly factoring costs include window cleaning, lifts and garage maintenance, heat and power in the communal areas, general repairs (including a fund for future repairs) and the on-site building manager's salary which are approximately £335 per month. There is also a separate payment of approximately £216 per month for the buildings insurance. Further details regarding the factor charges and sink fund are available within the Home Report.







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THE LOCAL AREA

The West End is close to many of the capital's finest shops and restaurants as well as its commercial and retail core of George Street and Princes Street.

Haymarket Edinburgh, which is currently under construction, is an exciting new development containing offices, hotel, retail, bars, cafes and restaurants. It is situated within a few minutes walk of Donaldson's.

Many of Edinburgh's finest private schools are within easy reach including St George's, the Erskine Stewart's Melville Schools and Fettes College.

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.

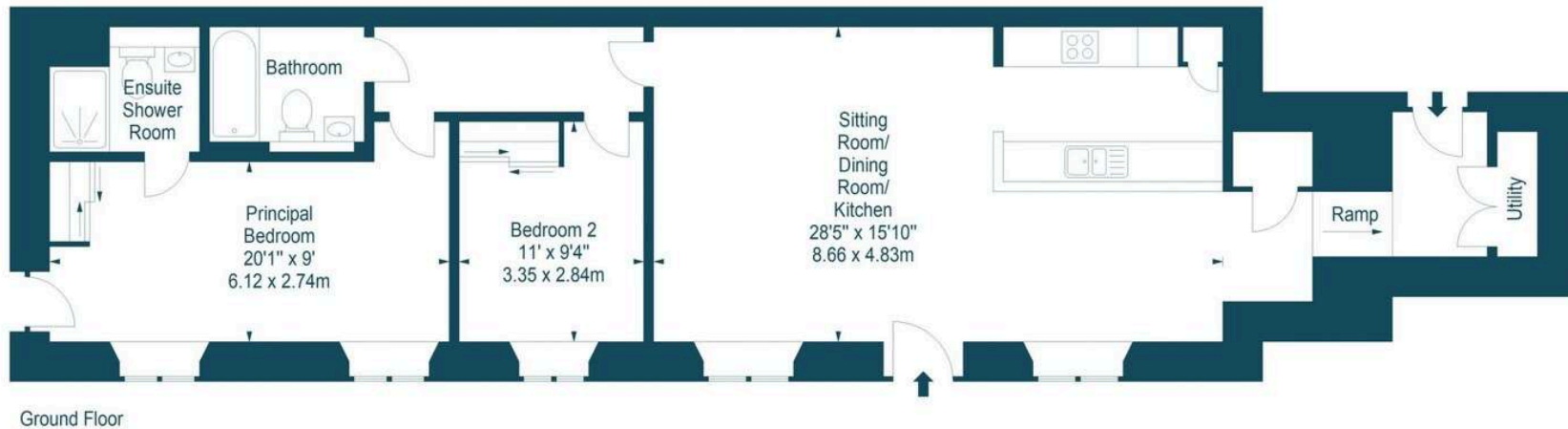
Haymarket rail station and tram stop are extremely close by and regular public transport provides swift access in and around the city. By car, main roads connect quickly to the City Bypass, Edinburgh International Airport, the Queensferry Crossing and central motorway network.



Donaldson Drive,
Edinburgh,
Midlothian, EH12 5FS



Approx. Gross Internal Area
1049 Sq Ft - 97.45 Sq M
For identification only. Not to scale.
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Ground Floor

GET IN TOUCH

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.