

# FLAT 1

# 24 DONALDSON CRESCENT

WESTER COATES, EDINBURGH, EH12 5FS



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— The property expert behind the personalised service

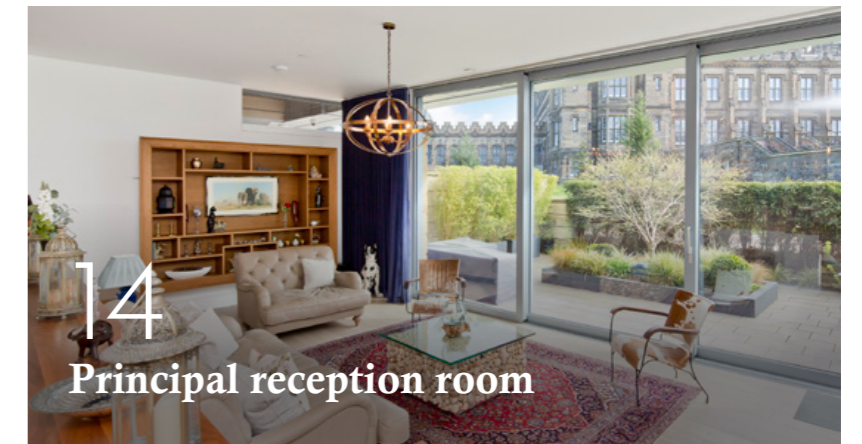
MARK CULLERTON

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.



Welcome to Flat 1, 24 Donaldson Crescent  
Exceptional three-bedroom ground-floor apartment

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Principal reception room

Stunning split-level living

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## Property Name

Flat 1, 24 Donaldson Crescent

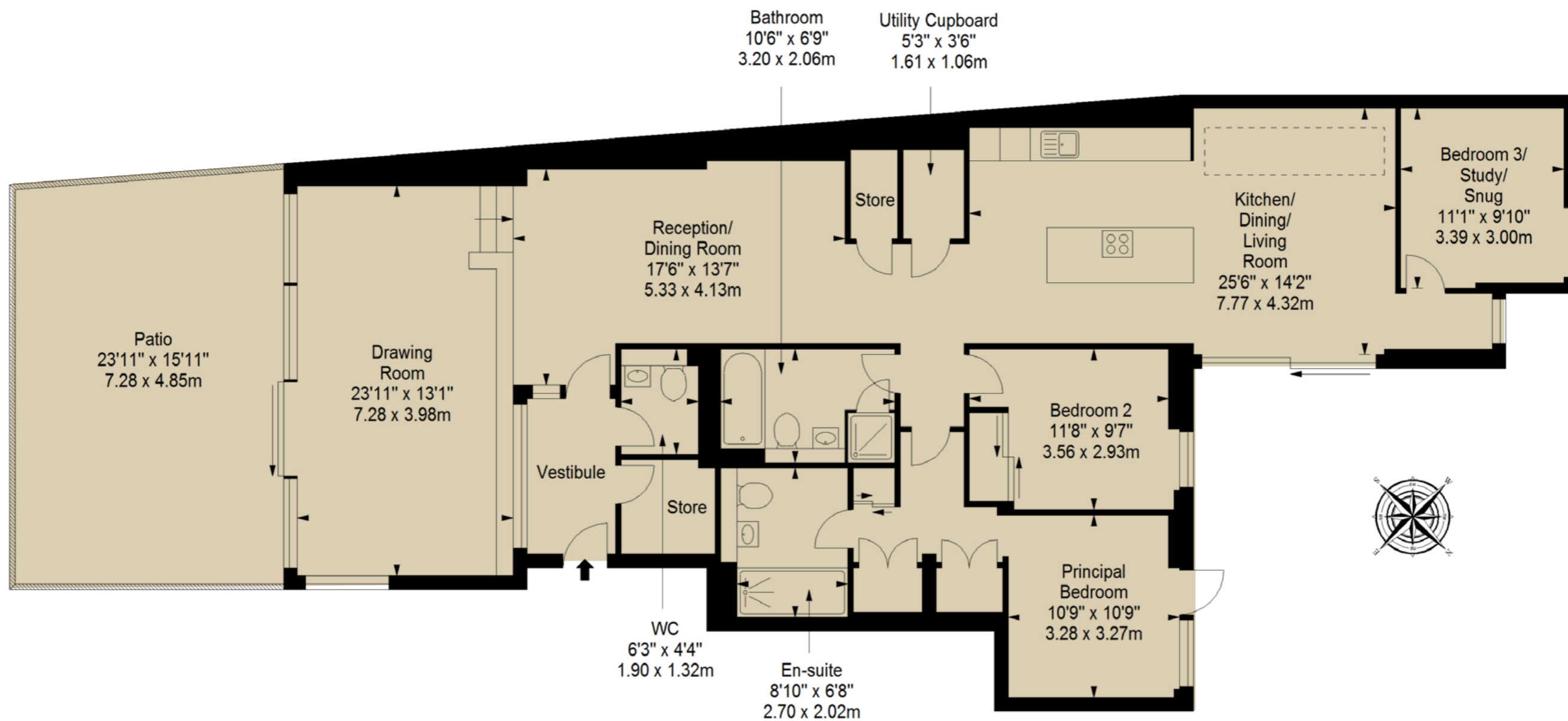
## Location

Wester Coates, EH12 5FS

## Approximate total area:

156.4 sq. metres (1683.5 sq. feet)

 - Ground Floor





# Enjoying a prestigious setting

*within Edinburgh's sought-after  
Donaldson development, this  
exceptional three-bedroom ground-  
floor apartment combines striking  
contemporary architecture with  
expansive, beautifully appointed  
interiors and private outdoor space.*

# Exceptional ground-floor apartment

## GENERAL FEATURES

- Exceptional three-bedroom ground-floor apartment within the prestigious Donaldson development
- Desirable Edinburgh setting close to the West End and city centre
- Beautifully presented contemporary interiors
- Striking full-height glazing maximising natural light throughout
- High-specification finishes and quality fixtures throughout
- Underfloor heating and double glazing throughout
- Flexible layout with two reception areas and generous outdoor space
- Private landscaped terraces wrapping around much of the apartment
- Two allocated parking spaces within the secure underground garage
- Home Report value - £1,275,000 | EPC Rating - C

## ACCOMMODATION FEATURES

- Welcoming entrance vestibule and broad central hall with storage
- Useful utility cupboard and separate guest WC
- Stunning split-level living and dining room with terrace access
- Bespoke timber media wall in the principal reception room
- Versatile second reception room ideal as a family room or snug
- High-end integrated kitchen with quartz worktops and island seating
- Full suite of integrated appliances, and extensive concealed storage
- Peaceful principal bedroom with fitted wardrobes and en-suite shower room
- Second double bedroom with fitted storage and terrace access
- Flexible third bedroom/study ideal for home working or guests
- Luxurious family bathroom with bath and separate shower enclosure

## EXTERNAL FEATURES

- Extensive wraparound private terrace with multiple seating areas
- Contemporary paving and sheltered entertaining space
- Raised planters with clipped shrubs, ornamental grasses, and mature planting
- Impressive outlook towards the historic Donaldson building
- Landscaped communal grounds surrounding the development
- Secure communal garage with two allocated parking spaces



# Contemporary

*luxury within an exclusive Edinburgh development*



*The property offers a superb sense of light and scale, with two generous reception areas, a high-end open-plan kitchen and family room, two bath/shower rooms, and a separate WC.*

Large landscaped terraces wrap around the apartment, creating multiple seating and entertaining areas, whilst two allocated parking spaces in the underground garage add valuable practicality.

Sitting in 18 acres of gardens within the landmark Donaldson development, this remarkable ground-floor apartment enjoys a tranquil setting beside landscaped communal grounds, whilst remaining within easy reach of the West End, Haymarket Station, the tram network, and the city centre. Extending to over 1,680 square feet, it offers beautifully designed interiors, underfloor heating, exceptional natural light, and a highly desirable balance of privacy and convenience.

# Welcoming entrance vestibule



*and broad central  
hall with storage*

Accessed via a secure shared hallway with video entry system, the front door opens into a practical vestibule and broad central hall with built-in storage and a useful utility cupboard. Finished in crisp white tones with wide-plank oak flooring, the hall creates an elegant first impression, whilst a contemporary WC is conveniently positioned off this space.

# Exceptional spaces

*for relaxation and entertaining*





### *Split-level living*

The principal reception room is a stunning split-level living and dining space with full-height glazing and direct access to the terrace. A bespoke timber media wall forms an attractive focal point, whilst the generous proportions comfortably accommodate both lounge and dining furniture.



*"...and dining space with full-height glazing and direct access to the terrace."*





*Second reception area*

Adjoining the kitchen, a second reception area provides a flexible family room, snug, or informal sitting room, also opening onto the outdoor space.



# High-end integrated kitchen

*with quartz worktops and island seating*

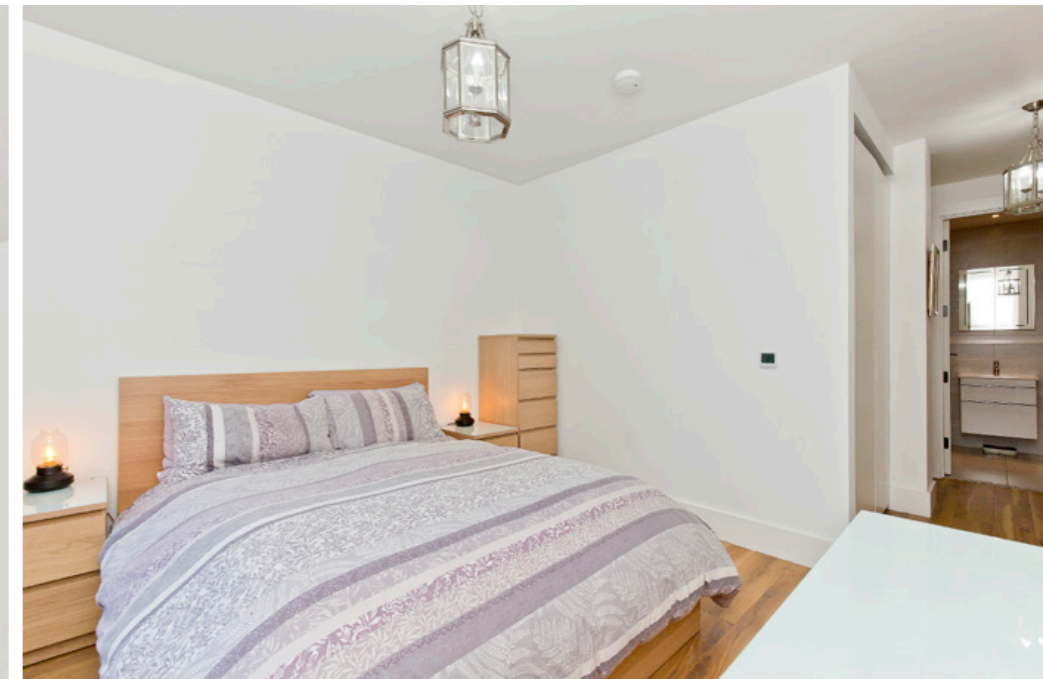




The open-plan kitchen is exceptionally well appointed, featuring streamlined cabinets in contrasting finishes, Silestone worktops, a Quooker fusion tap, and a large island with breakfast bar seating. Integrated appliances include a Gaggenau oven with microwave and warming drawer, an induction hob with concealed extractor fan, a wine cooler and a suite of Siemens appliances including a full size refrigerator, a freezer and a dishwasher. In addition, the adjacent utility cupboard contains a washing machine and tumble dryer, both also made by Siemens. Open access to the adjoining family room creates a sociable setting for everyday living and entertaining.



# Luxurious



The principal bedroom enjoys a peaceful position with glazed doors opening directly onto the terrace. It is accompanied by superb fitted storage and a stylish en-suite shower room with a walk-in shower, a floating vanity unit, and sleek contemporary tiling.



# Further accommodation

*for family and guests*

The second bedroom is another attractive double with fitted storage and terrace access, whilst the third bedroom is currently arranged as a study and snug, offering excellent flexibility for home working or guest accommodation.



# Stylish bathrooms



## *A family bathroom*

In addition to the en-suite shower room and WC, there is a luxurious family bathroom featuring a bath, separate shower enclosure, wall-mounted vanity storage, and large-format tiling.





# Sheltered entertaining spaces

The extensive private terrace wraps around much of the apartment, creating superb outdoor space for dining, relaxing, and entertaining. Contemporary paving is complemented by raised planters, clipped shrubs, ornamental grasses, and built-in seating areas. The property also benefits from two allocated parking spaces within the CCTV-covered communal garage.





Situated west of the bustling Haymarket and the exclusive West End, the desirable residential area of Wester Coates is 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.



*"...characterised by its grand Victorian and Edwardian architecture, and beautiful green spaces."*



## 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

## PARKS

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

## FOOD & DRINK

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

— *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.**

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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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— *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.

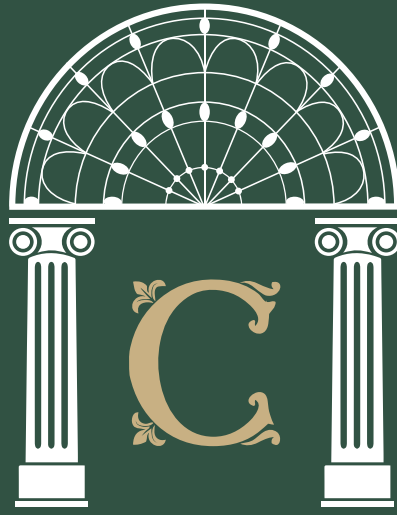
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terry@cullertonsproperty.co.uk

— *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

**DISCLAIMER:** These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.