

# FLAT 2, 12 DONALDSON CRESCENT

WESTER COATES, EDINBURGH, EH12 5FB

*Welcome to the epitome of refined contemporary living with this exclusive three-bedroom ground-floor apartment which forms part of an award-winning development by Cala Homes, set within the prestigious A-listed Donaldson's estate by William Playfair.*



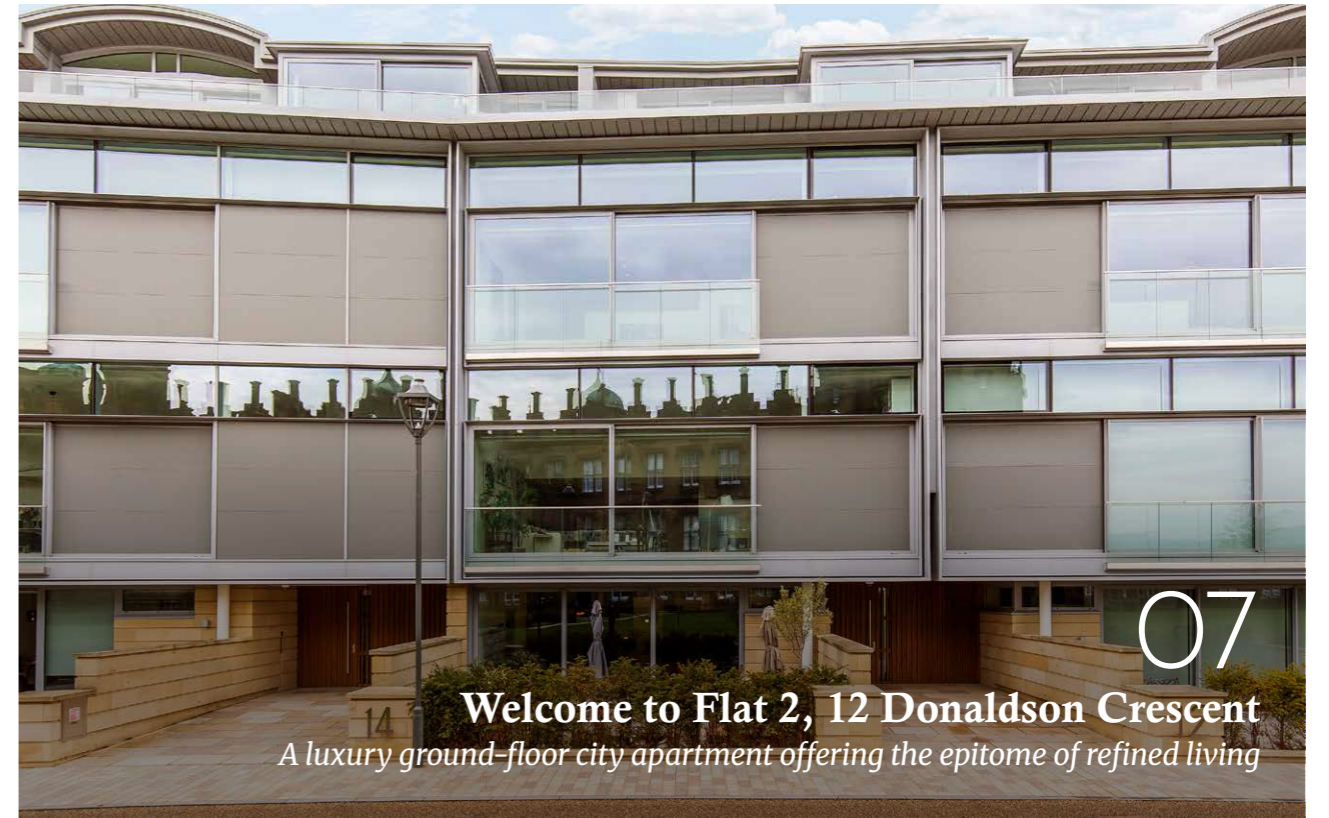


— The property expert behind the personalised service  
**MARK CULLERTON**

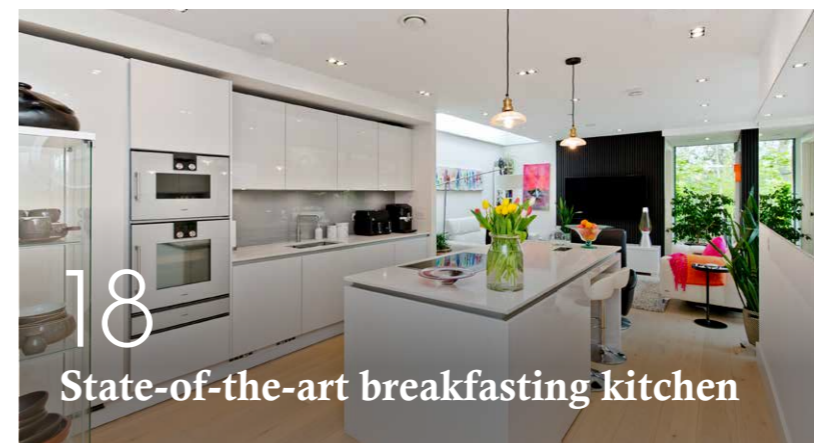
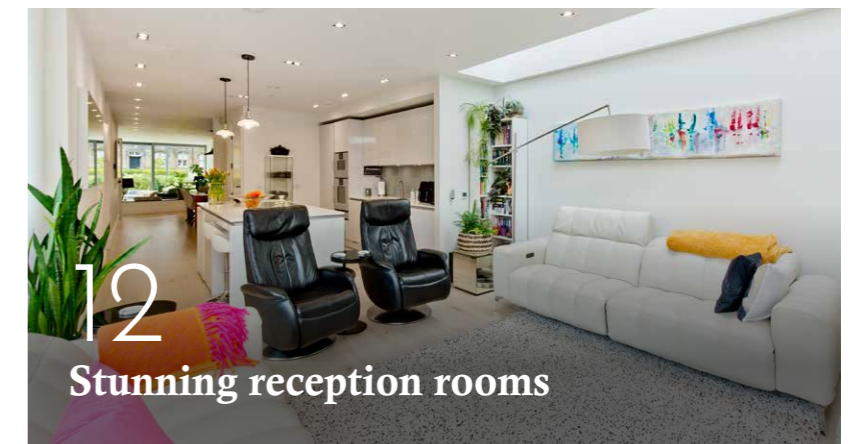
Mark Cullerton is a highly respected figure in the Scottish property industry, renowned for his exceptional market acumen and unwavering commitment to integrity. With over 35 years of experience, he has built a loyal client base who value his unrivalled industry expertise and transparent, straightforward 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.

*Mark Cullerton*

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## Property Name

Flat 2, 12 Donaldson Crescent

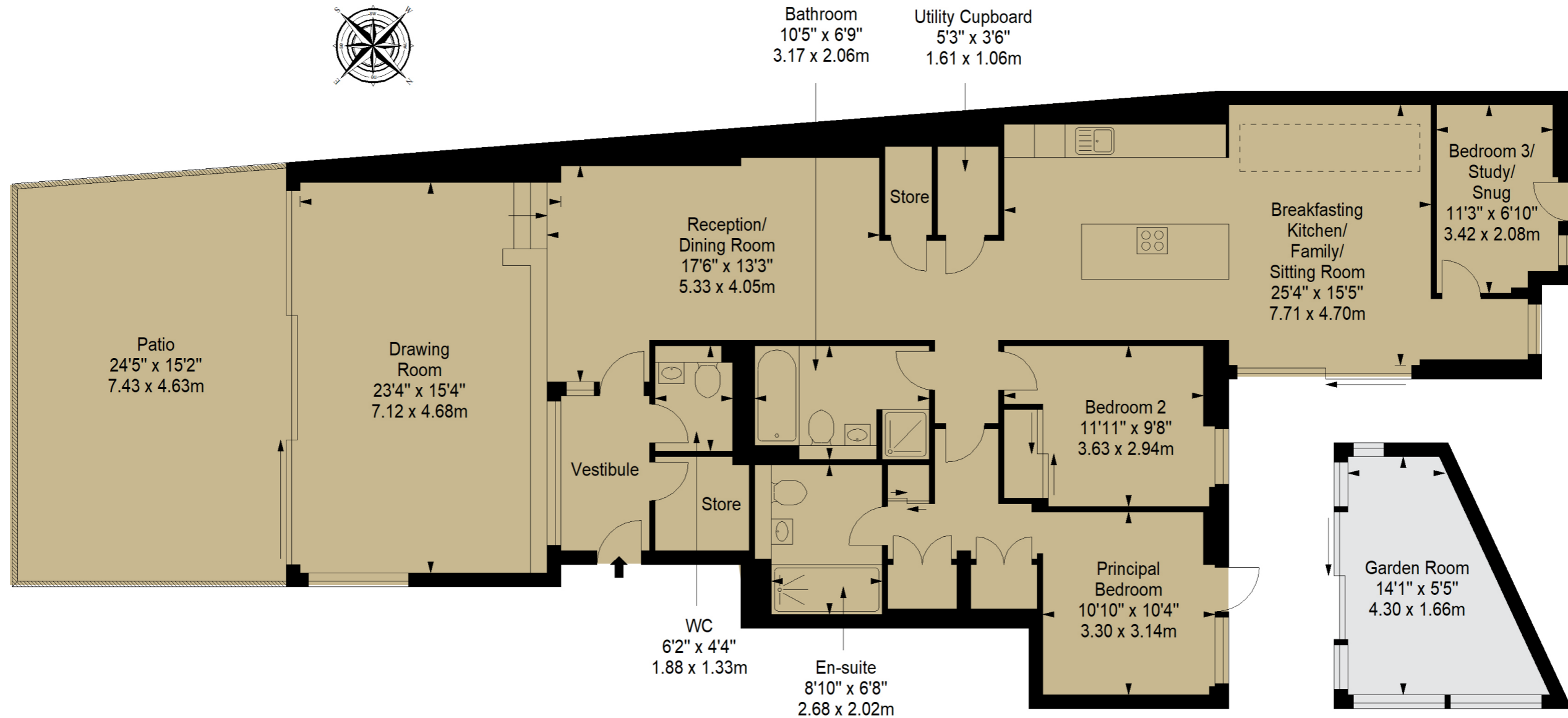
## Location

Wester Coates, Edinburgh, EH12 5FB

## Approximate total area:

159.8 sq. metres (1720.1 sq. feet)

 - Ground Floor  - Garden Room





This stunning ground-floor apartment in Wester Coates is a luxurious three-bedroom city home that is crafted to an exceptionally high specification, offering an enviable lifestyle in one of Edinburgh's most desirable postcodes. It is part of the architect-designed The Crescent by Cala Homes and is arranged around the A-listed Playfair building (1842-52) in the Donaldson's estate – a significant landmark of architectural renown. A superior residence in every aspect, it features exquisite contemporary styling complemented by exclusive fixtures from distinguished brands. Large reception areas for every occasion are interconnected with a sprawling open plan, while a statement kitchen forms the eye-catching centrepiece to the layout. Extensive storage and high-end bathroom facilities further its appeal, along with secure private parking, beautiful private gardens, and shared use of the estate's 18 acres of professionally landscaped grounds.

## GENERAL FEATURES

A luxury ground-floor apartment with stunning interiors  
Part of the Cala Homes development in the Donaldson's estate  
Set within 18 acres of grounds shared exclusively by residents  
Magnificent views of the A-listed Playfair building (1842-52)  
Located in the prestigious Wester Coates conservation area  
Home Report value - £1,275,000  
EPC Rating - C

## ACCOMMODATION FEATURES

Welcoming entrance vestibule with a generous walk-in store  
Spectacular open-plan drawing/dining/family/sitting rooms with:  
Full-height patio doors leading to front and rear gardens  
State-of-the-art breakfasting kitchen by Kitchens International  
Large principal suite with three wardrobes and garden access  
Second double bedroom with a built-in wardrobe  
Versatile third bedroom/study/snug with garden access  
High-spec en-suite, WC, and four-piece family bathroom with:  
Porcelanosa tiles and German sanitaryware  
Double-glazed windows and underfloor heating throughout

## EXTERNAL FEATURES

Private gardens to the front and rear and a large garden room  
Two allocated spaces and EV charger in underground garage



# STEP INSIDE

*a coveted home that  
offers unparalleled  
luxury in the city centre*

Accessed via a secure video-entry system, the apartment opens with an immaculate vestibule that has a walk-in store, ensuring a clutter-free welcome. It is but a tantalising glimpse of what to expect.

# EXPANSIVE

*reception areas connected with a spectacular open-plan layout*

Stretching the entire breadth of the property, the home expertly combines expansive reception areas in a spectacular open-plan layout. It incorporates a drawing room, a reception/dining room, and a breakfasting kitchen/family/sitting room all finished with Kahrs engineered wood flooring and sophisticated interior design. Furthermore, the

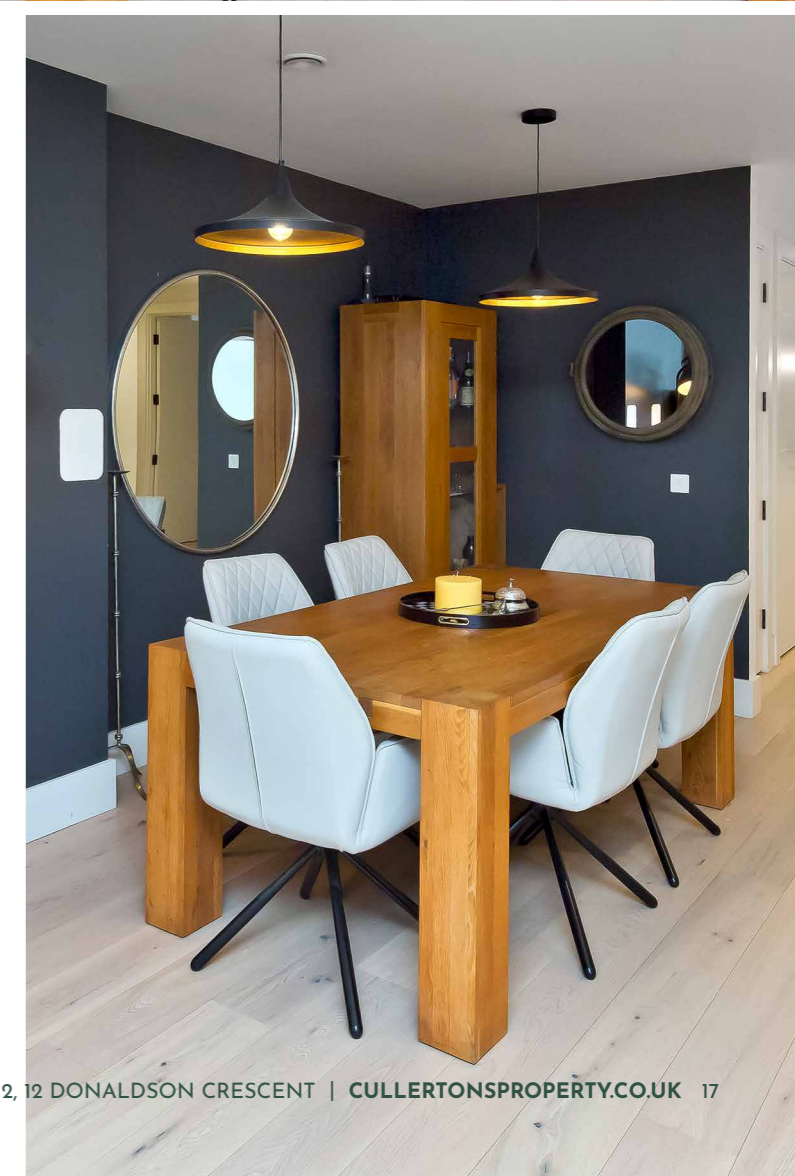
drawing room and family/sitting area (with acoustic wall panels) are both framed by full-height patio doors connecting to the gardens, enjoying additional glazing for a truly bright and airy ambience. Overall, this inspired open-plan space embodies the luxury design principals of maximising space, light, and social connections.







*This inspired open-plan space embodies the luxury design principals of maximising space*



# STATE-OF-THE-ART KITCHEN

*A statement breakfasting kitchen forming part of the open-plan layout*



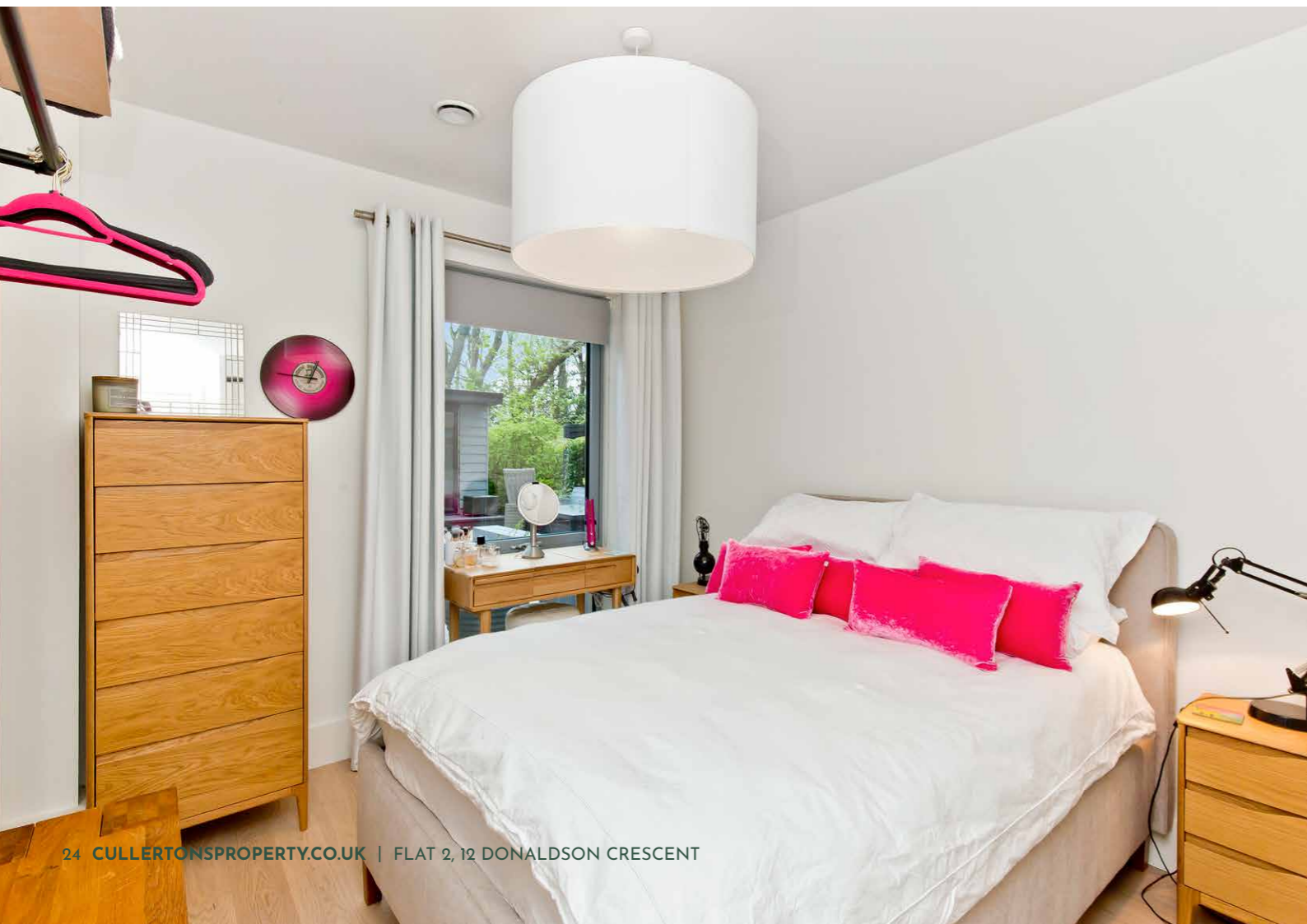
Designed by Kitchens International, the state-of-the-art kitchen combines luxurious Silestone worktops with white-gloss cabinetry for an ultra-modern aesthetic. It is organised around a central island with a two-person breakfast bar, and is streamlined by top-quality integrated appliances by Gaggenau and Siemens. Appliances include: an induction hob, self-cleaning oven with warming drawer, combination microwave, full-size fridge, freezer, dishwasher, wine cooler, and Quooker tap for filtered cold still water, sparkling water and instant boiling water. A store and utility cupboard add further practicality.



## *An impressive principal suite*

Impressively, the principal suite has the advantage of three built-in wardrobes, as well as direct access to the rear garden and a contemporary en-suite shower room.

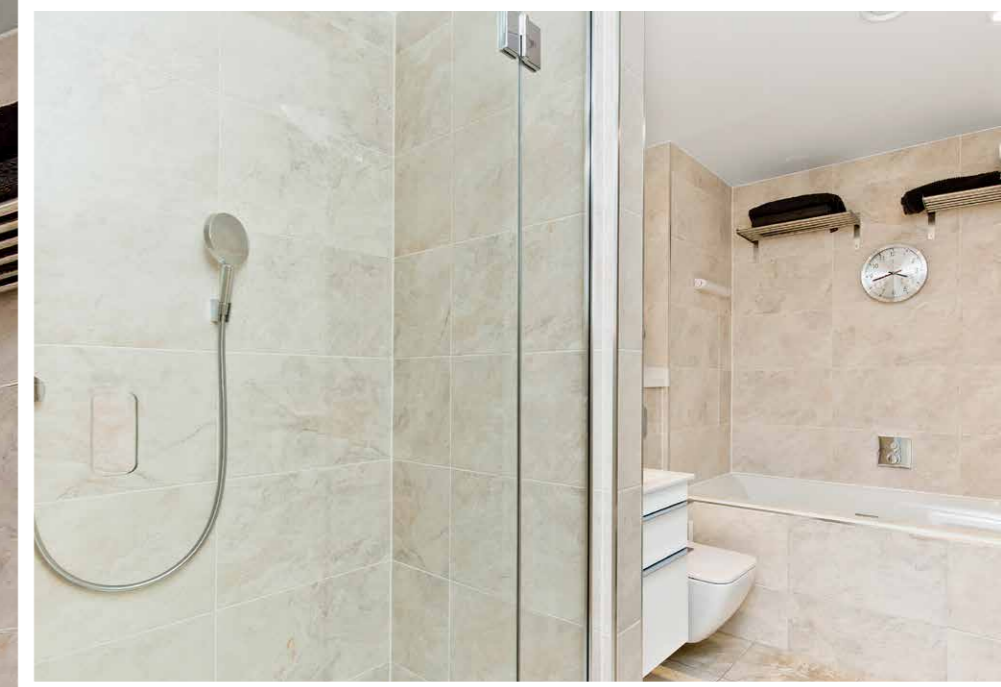




# FLEXIBLE BEDROOMS THAT GROW WITH YOU

The three bedrooms continue the stylish aesthetic and engineered flooring. The second double bedroom also comes with a built-in wardrobe, whilst the third bedroom provides homeowners with a flexible setting to suit their

needs. It also connects to the rear garden and allows the apartment to grow with you and your family, whether used as a children's bedroom, an office, or even a cosy snug.



*High-specification facilities with Porcelanosa tiles and German sanitaryware*

For optimal convenience, the property has a WC by the vestibule, the principal bedroom's three-piece en-suite, and a four-piece family bathroom which includes a double-ended bath and separate shower cubicle. Like the rest of the home, these facilities are of a high specification, incorporating Porcelanosa wall and floor tiles, as well as premium sanitaryware by Villeroy & Boch and Hansgrohe. Year-round comfort is assured thanks to double-glazed windows and smart-controlled underfloor heating throughout the property.



## *Beautiful private gardens and 18 acres of exclusive grounds*

Set within 18 acres shared exclusively by residents, homeowners enjoy a truly peaceful setting and an abundance of scenic outdoor space. It is hard to believe the capital's bustling West End is just a stone's throw away. Furthermore, the apartment has private gardens to the southeast-facing front and fully-enclosed rear, both of which are laid with attractive paving. The front also boasts a magnificent view of the A-listed Playfair building, capturing the Elizabethan-style architecture in all its glory. Meanwhile, the rear has the advantage of a private garden room for year-round enjoyment. In addition, the apartment has two allocated parking spaces and a dedicated EV charger in a secure underground garage served by a convenient lift service.

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances to be included in the sale.

Factoring Information: There are factoring agreements in place with Myreside Management for The Crescent and Redpath Bruce for the entire estate. The charge is approximately £450 per month to Myreside Management and £365 per year to Redpath. These costs include lift maintenance, block buildings insurance, maintenance of the estate gardens, and the upkeep of communal areas.

# GARDENS & PARKING





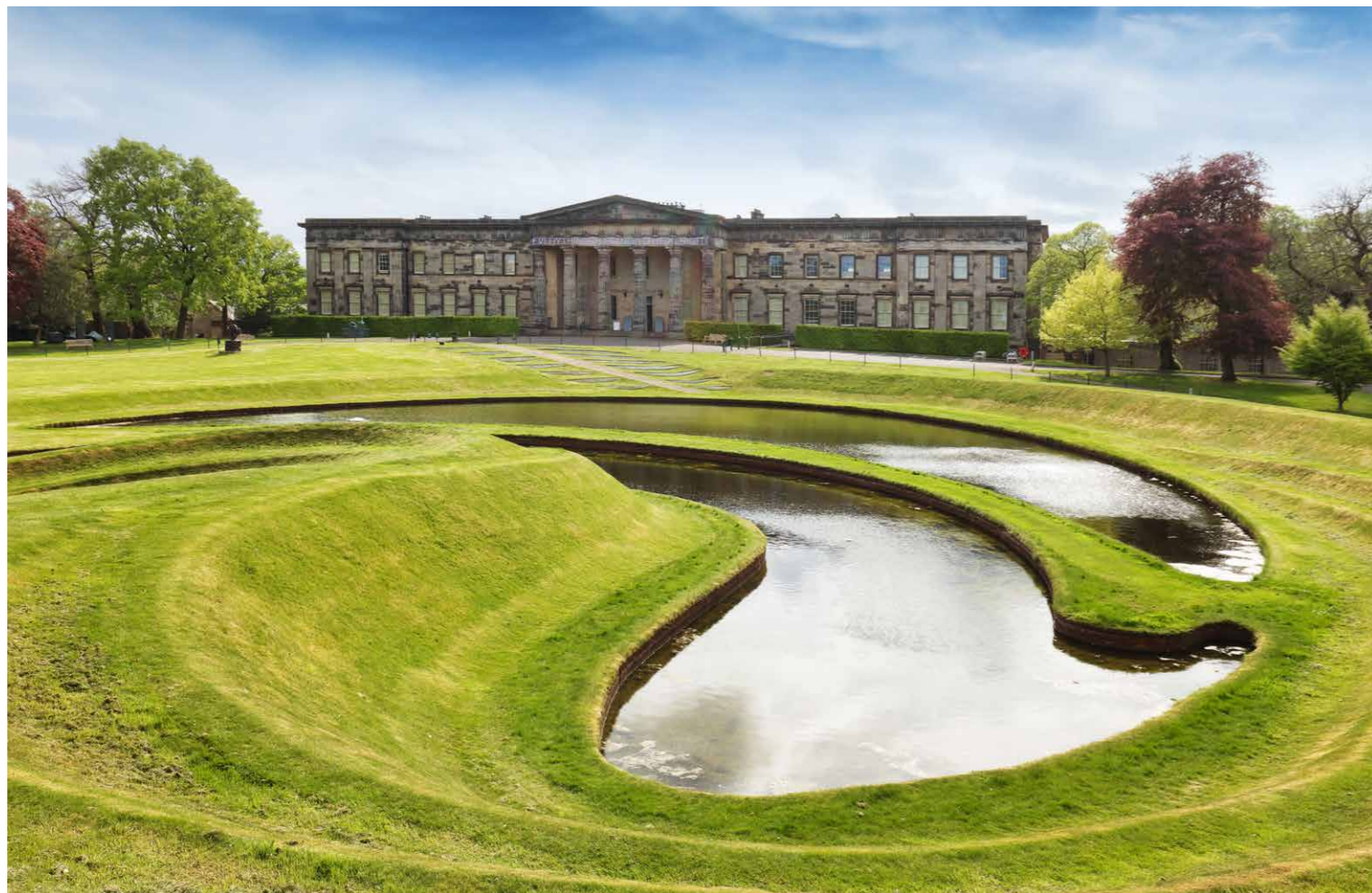


  
Flat 2, 12  
Donaldson  
Crescent

# WESTER COATES

*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.



## SCHOOLS

State Schools: Roseburn 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, and designer stores on George Street

# #1

AN EXCLUSIVE AND HIGHLY COVETED AREA OF OUTSTANDING ARCHITECTURAL BEAUTY

## LOCATION



Coltbridge and Wester Coates Conservation Area

## TRANSPORT



Bus – 3, 4, 25, 26, 31, 33, 44

Tram Stop – Haymarket (0.3 miles)

Train Station – Haymarket (0.3 miles)

Airport – Edinburgh International (6 miles)



## SPORTS

Murrayfield Stadium, Drumsheugh Baths Club, Ravelston Golf Club, Carrick Knowe Golf Course, choice of local gyms

## 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.**

Whether buying, selling, developing, or investing, we provide unwavering representation at every stage. Our distinguished team of consultants, coupled with our multiple award-winning service, is further enhanced by the finest marketing materials in the Scotland — ensuring our clients gain a distinct advantage in an ever-evolving international property market.

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 Consultant*

MARINA FERBEJ



*For further information on this property, or to arrange a viewing, contact Marina, who will be delighted to assist you.*

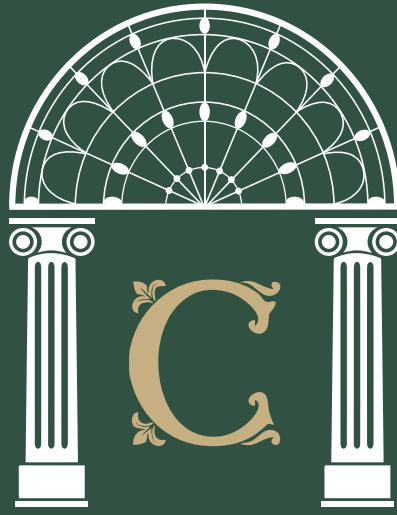
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— *About Marina*

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.



# CULLERTON'S

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SCAN TO DISCOVER MORE

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