



Donaldson Drive, Edinburgh

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Flat 39

1 Donaldson Drive, Edinburgh, EH12 5FA

A magnificent two-bedroom apartment in an impressive Grade A listed palatial building with two parking spaces.

Haymarket station 0.3 miles, Edinburgh city centre 0.7 miles, M8 (Jct 1) 4.8 miles

Sitting room | Study area | Kitchen | Principal bedroom with en suite shower room | 1 Further bedroom | Bathroom | 2 Allocated parking spaces | Communal gardens

EPC Rating D

The property

This beautifully appointed two bedroom apartment is set in the iconic Playfair at Donaldson's, a Grade A listed palatial building within Edinburgh's World Heritage Site boundary.

The building is the site of a former school, dating from the mid 19th century and displays magnificent turreted towers, central courtyards and 16 acres of private communal grounds in the heart of Edinburgh. Residents also benefit from both Morning and Afternoon Terrace gardens and the internal landscaped courtyard. Exclusive access is also provided 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. Set within these are unique features such as the original large working clock from the building's main front elevation.

The apartment itself is located on the ground and upper floor and looks out onto the splendid central courtyard. It features contemporary styling and high-quality fittings throughout. The main ground floor living space is an open-plan sitting room and kitchen, with the sitting area featuring wooden flooring and a modern

recessed fireplace, with the kitchen providing sleek, stylish units and integrated appliances.

There is a study area on the upper-floors landing, while there are also two double bedrooms upstairs, both of which benefit from built-in storage. The main bedroom has an en suite shower room, while the first floor also has a family bathroom with an over-bath shower.

Outside

The Playfair has 16 acres of beautifully maintained gardens and parkland for residents to enjoy. There is a central courtyard at the heart of the building, with paved terracing and bench seating, while the garden surrounding the house includes pristine lawns, box hedging and paved and gravel pathways and terracing. There are also two allocated parking spaces in the underground parking facility.

Location

The property is part of a stunning modern development set within the iconic heritage and architecture of The Playfair at Donaldsons in the Coates area of central Edinburgh.

The development is within easy reach of all the city centre's amenities and facilities, including first-class shopping and wealth of restaurants, bars and cafés in the nearby West End.

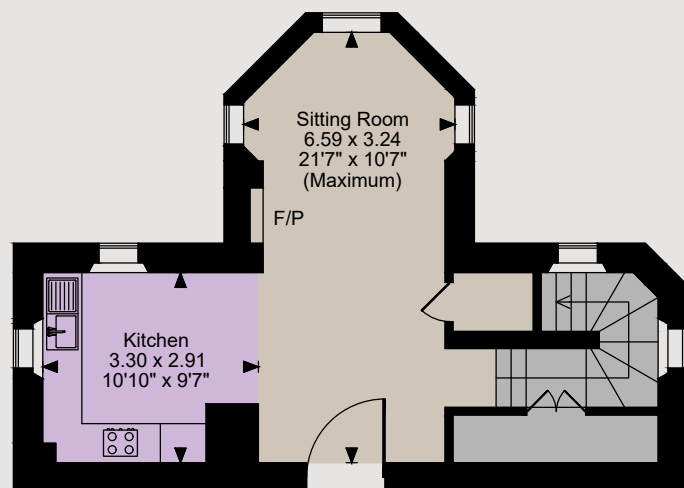
The city centre is well-served by public transport links, including 24-hour bus services, tram links and national rail services via Haymarket Station, which is just a quarter of a mile away.

The local area also offers a fine selection of cultural and arts venues, including Usher Hall, Traverse Theatre, Royal Lyceum and the Edinburgh Filmhouse, while there is also easy access to some of the city's finest state and independent schooling.

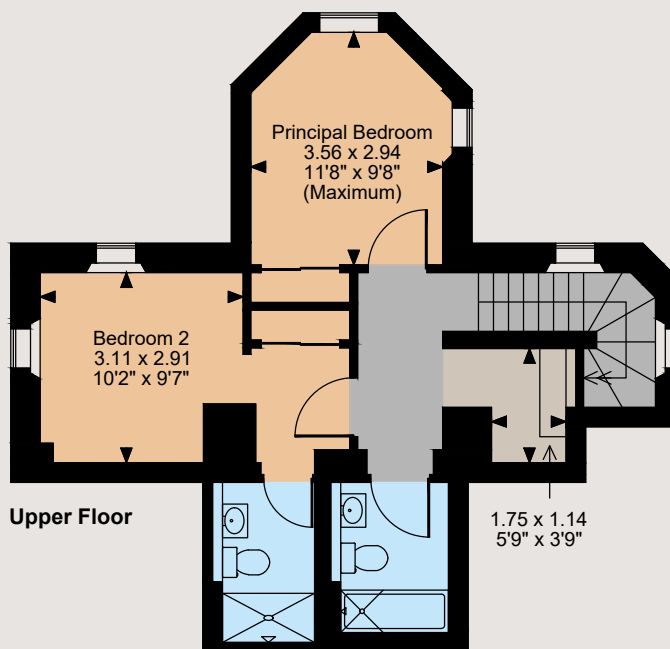




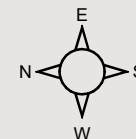
Floorplans
House internal area 862 sq ft (80 sq m)
For identification purposes only.



Ground Floor



Upper Floor



The position & size of doors, windows, appliances and other features are approximate only.
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General

Local Authority: City of Edinburgh Council

Services: Mains electricity, water & drainage

Council Tax: Band G

Factor Charge: £3,400pa for maintenance & improvements as necessary to the building. Gardens upkeep. Concierge service. Heating & lighting of communal areas. Cleaning & window cleaning

Fixtures and Fittings: Included if fixed or fitted.

Tenure: Freehold

Guide Price: £495,000

Edinburgh

76 George Street, Edinburgh EH2 3BU

0131 226 2500

edinburgh@struttandparker.com
struttandparker.com

@struttandparker

/struttandparker

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