




Donaldson Crescent

Edinburgh

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

Spacious, full of natural light, elegant, secure, exceptionally well connected.

Stylish three-bedroom duplex apartment, crafted to an unusually high standard and positioned within Cala's award-winning development in Edinburgh's prestigious West End.



**FOUR
RECEPTION
ROOMS**



**THREE
BEDROOMS**



**THREE
BATHROOMS**



**2 SECURE
SPACES**



**PRIVATE
TERRACE**



FREEHOLD



WEST END



2,549 SQ FT



**OFFERS OVER
£1,450,000**



The property

Donaldson Crescent presents an exceptional three-bedroom duplex apartment, crafted to an unusually high standard and positioned within Cala's award-winning development in Edinburgh's prestigious West End. Overlooking the remarkable Playfair Building, the home combines the generous scale of a townhouse with the discreet security and low-overhead convenience of luxury apartment living, a rare combination in such a central location.

The development's security model has been intentionally designed to be private rather than performative. A high-specification video entry system and reinforced access doors serve a small community of just seven neighbours per block, ensuring a sense of calm, safety and exclusivity. Secure underground parking is accessed via a highly efficient ANPR system, allowing effortless entry and exit while maintaining constant surveillance. Together, these elements offer peace of mind for both local downsizers and international buyers seeking a lock-up-and-leave home.

As one of only two duplexes within its block comprising two ground-floor apartments, two first-floor homes, two duplexes and a single penthouse the property enjoys a premium position. Spanning three levels, it delivers the verticality and separation of spaces usually associated with house living, yet without the penthouse price tag. Its layout has been designed to allow daily life, entertaining and quiet retreat to coexist seamlessly.

Completed in 2021, the interiors are immaculate, with materials and craftsmanship that reflect Cala's highest specification. Underfloor heating and double glazing ensure exceptional thermal comfort. All three double bedrooms are en-suite, and the principal suite features a dedicated dressing room with bespoke shelving. The additional bedrooms include built-in wardrobes, and a well-placed guest W/C enhances the upper level.

The contemporary kitchen is beautifully appointed with integrated appliances and high-quality finishes, while a separate utility room provides valuable practicality.



The family room opens onto a private balcony overlooking the woodland bordering the water of Leith, an inviting place to unwind. Sliding doors connect this space to the dining area.

The main living area is defined by its dramatic floor-to-ceiling glazing, framing views of the Playfair Building and drawing natural light deep into the home. Above, a mezzanine workspace creates an inspiring vantage point, ideal for working from home while remaining connected to the rest of the living space. A defining advantage of this property are its two permanently allocated underground parking spaces, complemented by a private EV charging point, a significant asset for buyers unwilling to part with their second car.

Equally noteworthy is the extent of the dedicated storage spaces throughout the property which provide space for golf clubs, skis, luggage, and allow those moving from larger properties to find space for much loved possessions. For many moving from larger homes in Murrayfield, The Grange or similar areas,

this combination of storage, security and practicality ensures that life continues without compromise.

Elegant, secure and exceptionally well connected, this duplex at Donaldson Crescent offers the rare ability to downsize without sacrifice or to establish a friction-free international base in one of Europe's most desirable capital cities.



Location

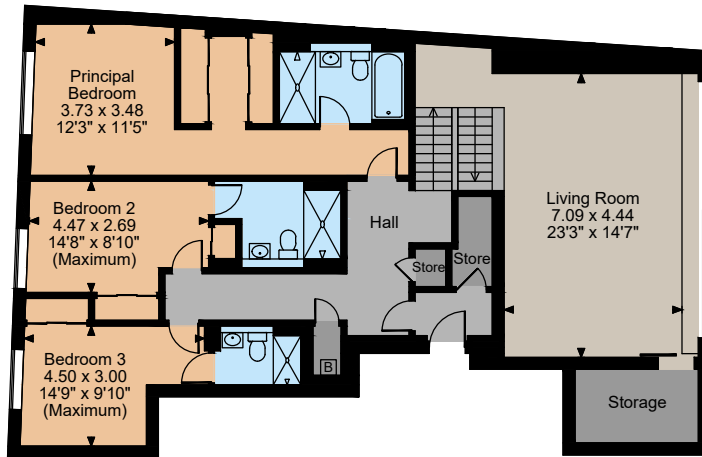
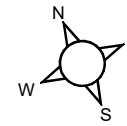
For international investors or global nomads, the location offers exceptional connectivity. The Airlink 100 bus stops directly by the development's entrance, while the tram and mainline rail is just a few minutes walk away at Haymarket Railway Station. The tram offers a swift and predictable journey to Edinburgh Airport. The development's distinguished gateways create an immediate sense of arrival, echoing the architectural grandeur that international buyers associate with historic Edinburgh, making the property an effortless European base.

Situated a short walk from the heart of Edinburgh's cultural and commercial districts, the home enjoys close proximity to Princes Street, George Street and the boutiques, cafés and restaurants of the West End.

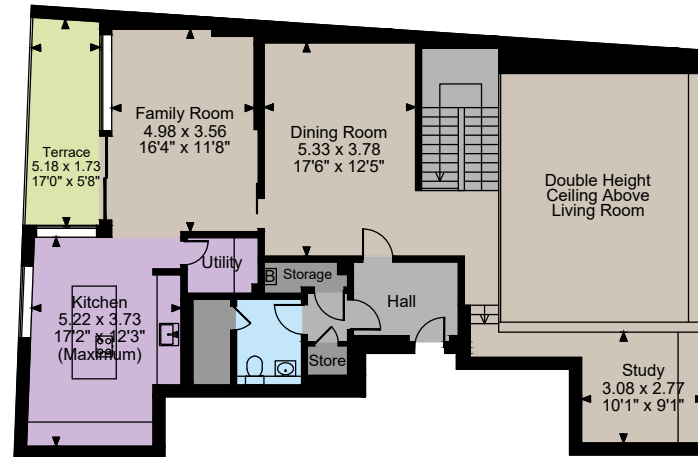
Stockbridge lies within easy reach via the scenic Water of Leith walkway, and the wider area offers abundant recreational opportunities, including Corstorphine Hill Nature Reserve, Lauriston Castle, Cammo Estate, Murrayfield Golf Club, The Royal Burgess and Bruntsfield Links.

The local environment is equally rich in leisure amenities, from the Drumsheugh Baths to the Edinburgh Sports Club and the Modern and Dean Art Galleries. Families will appreciate the proximity to several of Edinburgh's top state and independent schools.





Second Floor



Third Floor

The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8673999/SS

Floorplans

House internal area 2,549sq ft (236 sq m)

Terrace external area 98sq ft (9 sq m)

Storage: The seller has calculated the apartment provides dedicated storage capacity of circa 14sq.m of useable floor space equating to circa 30sq cubic metres. More information can be provided upon request.

For identification purposes only.

Directions

Post Code EH12 5FB

what3words: ///tonic.blaze.drove

General

Local Authority: City of Edinburgh

Services: Mains water, electricity and drainage.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band H

Factor: Myreside quarterly costs circa £1,115 plus Redpath Bruce grounds maintenance circa £488pa

EPC Rating: Band B

Fixtures and Fittings: Subject to negotiation

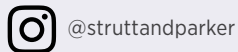
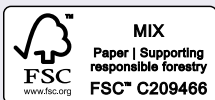
Edinburgh

23 Melville Street, Edinburgh EH3 7PE

0131 226 2500

edinburgh@struttandparker.com

struttandparker.com



Over 50 offices across England and Scotland, including Prime Central London

For the finer things in property.



IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken June 2025. Particulars prepared Dec 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited