

Flat 64, 1 Donaldson Drive

WEST END, EDINBURGH, EH12 5FS



Spacious one-bedroom apartment forms part of the iconic Playfair development, a modern reimagining of the former Donaldson's school



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McEwan Fraser is delighted to present the spacious one-bedroom apartment to the market. The property forms part of the iconic Playfair development, a modern reimagining of the former Donaldson's school, which has long been recognised as one of the most important landmark buildings in the city. Residents enjoy exclusive access 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 and unwind in elegant surroundings.

COMMUNAL AREAS



Externally there are 16 acres of grounds to explore and there is an internal courtyard that has been beautifully landscaped and provides a haven in the heart of Edinburgh city centre. The property is close to the city centre and has easy access to a range of transport links. This apartment also comes with two spaces in the secure underground car park, one of which has a high-voltage EV charger.



Internally, the property is presented to the market in excellent internal condition and is focused on a spacious open-plan kitchen and living area. Naturally bright and with contemporary décor, the living space has plenty of room for a variety of different furniture arrangements and that will give a new owner plenty of flexibility to create their ideal entertaining space. The windows are framed by working shutters and overlook the surrounding parkland.

THE LIVING ROOM



THE KITCHEN



The quality of the finish through the development becomes readily apparent when you examine major fixtures like the kitchen. In this instance, the bespoke designer kitchen has a full range of base and wall-mounted units with an additional island which are topped with Corian worksurfaces and boast Siemens integrated appliances.





The bedroom is a well-proportioned double that is neutrally decorated, and carpeted and boasts a large integrated wardrobe. There is plenty of space for a large frame bed and freestanding bedroom furniture. Accommodation is completed by the bathroom which boasts partial tiling and a contemporary white suite with a shower over the bath.

For warmth, comfort, and security, the property has gas central heating, double glazing, working shutters, and a secure entry system.

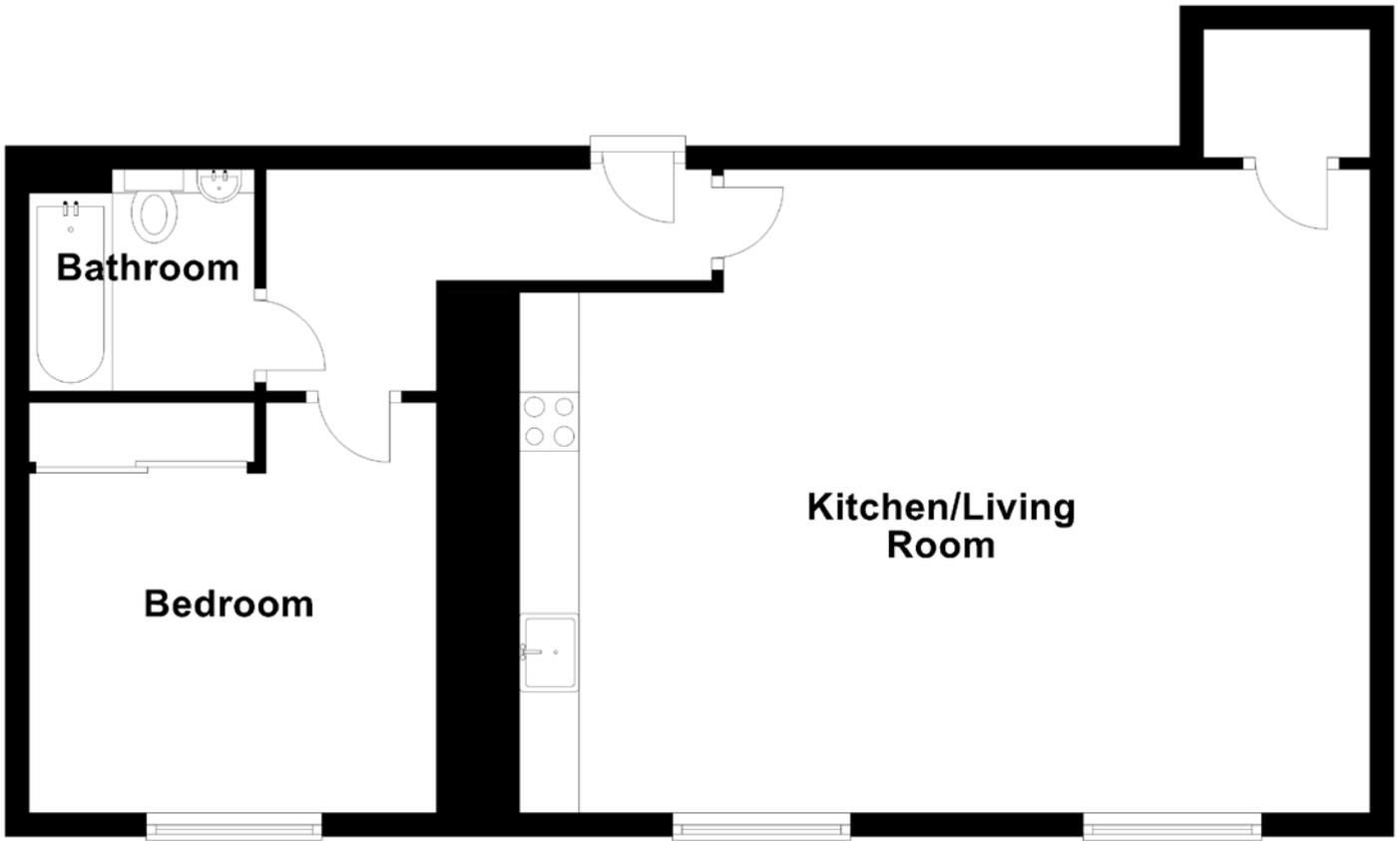
THE BATHROOM



THE BEDROOM



FLOOR PLAN, DIMENSIONS & MAP



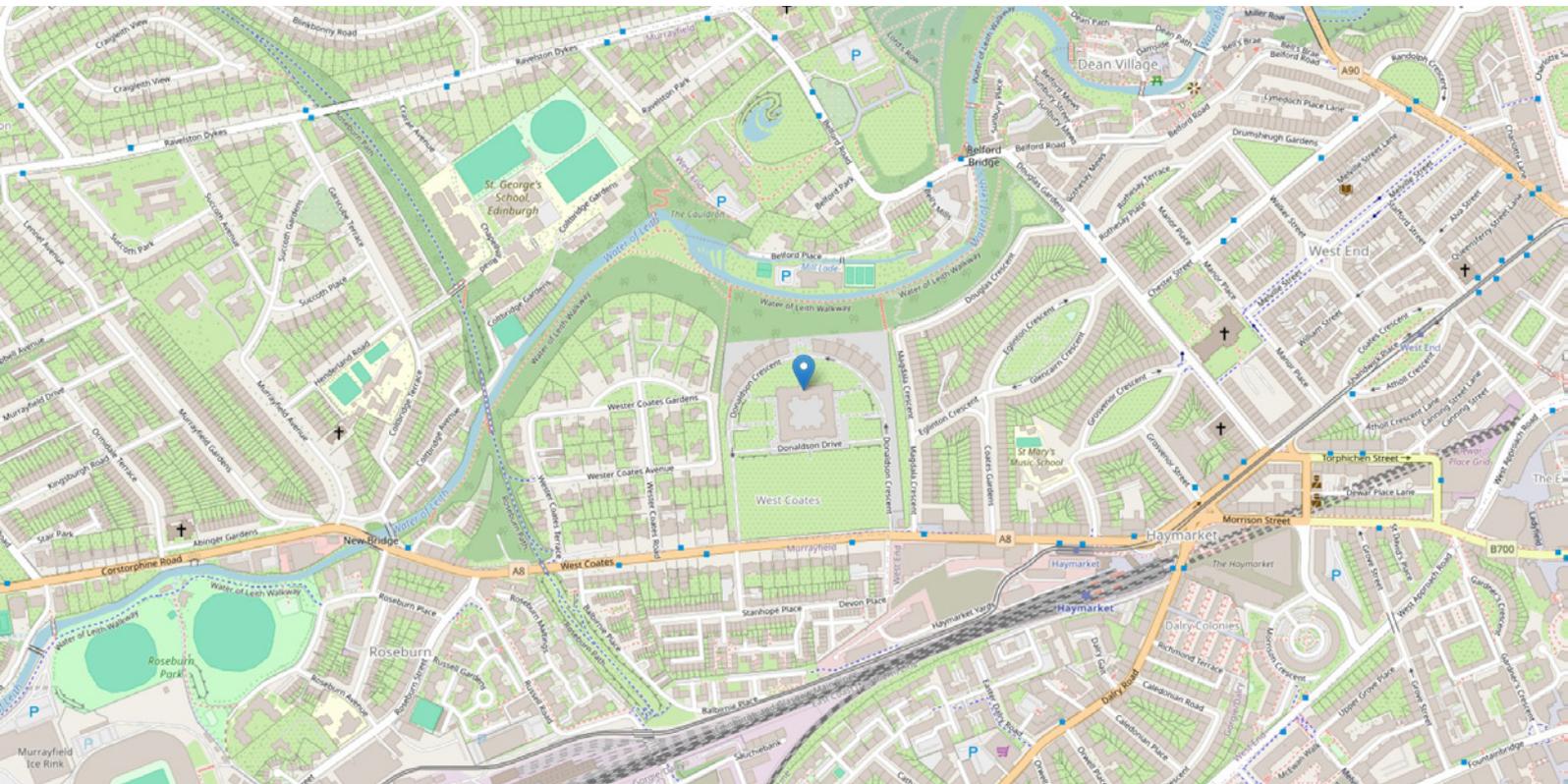
Approximate Dimensions (Taken from the widest point)

Kitchen/Living Room 7.16m (23'6") x 5.46m (17'11")
 Bedroom 3.48m (11'5") x 3.43m (11'3")

Bathroom

1.90m (6'3") x 1.88m (6'2")

Gross internal floor area (m²): 62m²
 EPC Rating: C



THE LOCATION

The West End is close to many of the capital's finest shops and restaurants as well as its commercial and retail core in George Street, Princes Street and St James Quarter. The cosmopolitan district of Stockbridge is only a short walk away offering a superb choice of speciality shops, food stores, fashionable bars, quaint coffee shops, delis and boutiques.





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 is 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.



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