

# Flat 108

## The Playfair at Donaldson's

DONALDSON DRIVE, EDINBURGH, EH12 5FA

## The Location

The Playfair at Donaldson's is an outstanding building of palatial elegance, located on the western boundary of the Edinburgh World Heritage Site.

With its majestic character and architectural heritage, The Playfair at Donaldson's is recognised as one of the most important landmark buildings in the city. The Category A-listed Playfair building includes a collection of apartments designed to provide fantastic panoramic views across Edinburgh, the Pentland Hills, the sweeping lawns, and the attractive internal courtyard.

The contemporary apartments provide a striking contrast to the building's exterior. Properties boast impressive proportions and natural light is optimised through the iconic period windows, ranging from beautiful mezzanine apartments boasting full-height feature windows to exquisite penthouses and three breath-taking chapel apartments, this wonderful collection of apartments offers a home to suit a wide range of lifestyles.



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 part of the stunning development. As well as the internal courtyard which has been beautifully landscaped and provides a haven in the heart of Edinburgh city centre. Every home is sold with secure underground parking and a total of 18 acres of parkland to enjoy, as well as easy access to the sought-after streets of Edinburgh.





**club room & chapel room**



**“..this wonderful collection of apartments offers a home to suit a wide range of lifestyles..”**



## The Property

McEwan Fraser is delighted to present this magnificent rooftop apartment to the market. The Playfair at Donaldson's is the most iconic development that Edinburgh has seen in decades and this is the last remaining two-bed and the last remaining apartment with a private terrace.

Internally, a long hallway leading to a beautifully light and open-plan living space sets the scene within this rooftop apartment. With original beams in the master bedroom, a private terrace, and storage cupboards tucked into the eaves, this is an apartment with a wonderful sense of character.





**open plan kitchen/diner/lounge**

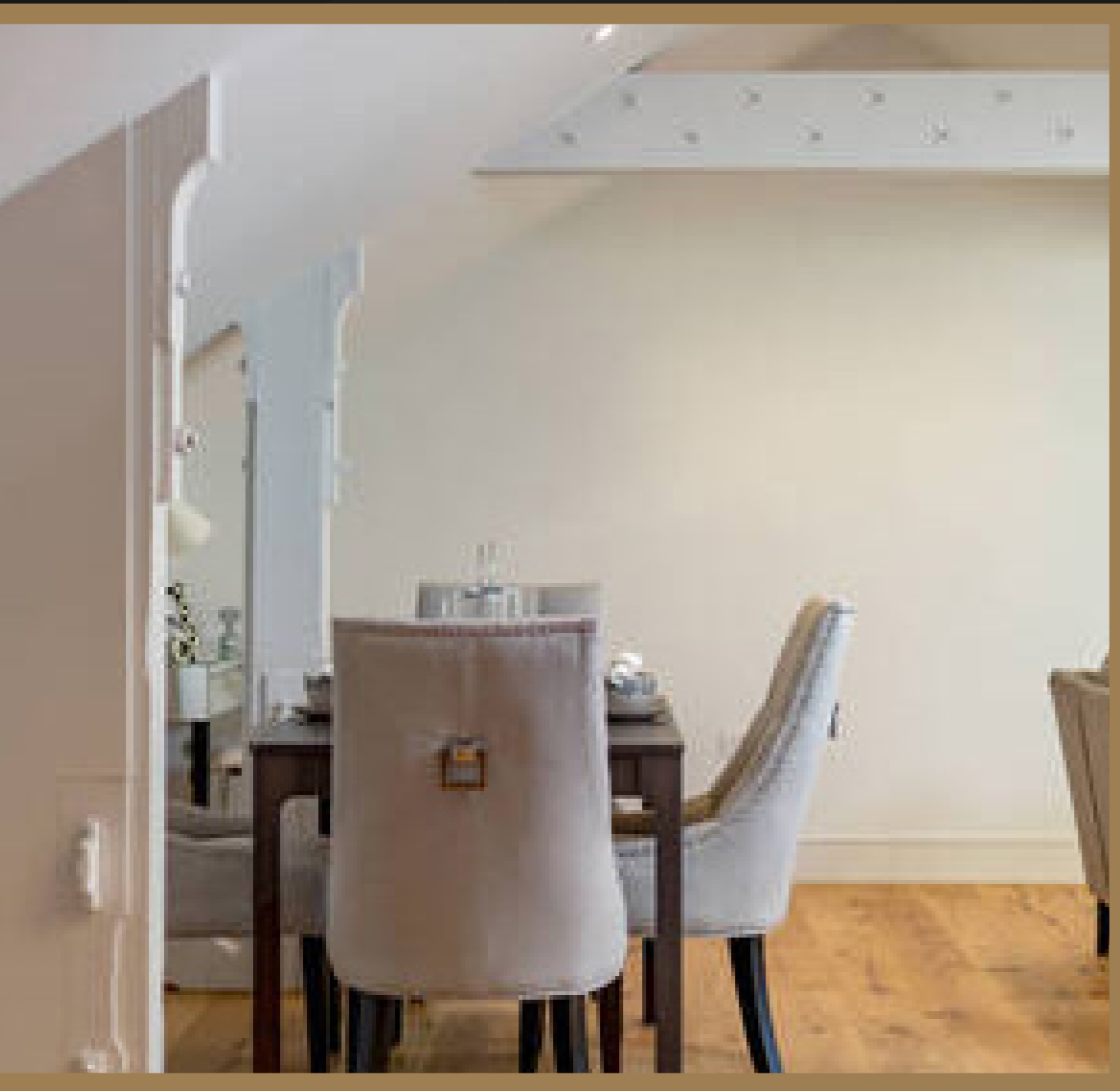






The contemporary linear kitchen from Ballerina, which includes integrated Siemens appliances and Corian worktops, flows seamlessly into the light-filled living area. An expanse of glazing blurs the boundary between inside and outside space and ensures that the private terrace becomes an extension of the living and entertaining space. The terrace, bounded by hedging, provides views of Donaldson's fairy tale towers and turrets.





The master bedroom features an en-suite with a shower, and the guest bedroom is adjacent to a separate bathroom with a bath. The bathrooms are exceptionally finished with contemporary porcelain tiles, sanitaryware from Villeroy and Boch, and Brassware from Hansgrohe and Crosswater. This property is also sold with two secure underground parking spaces.



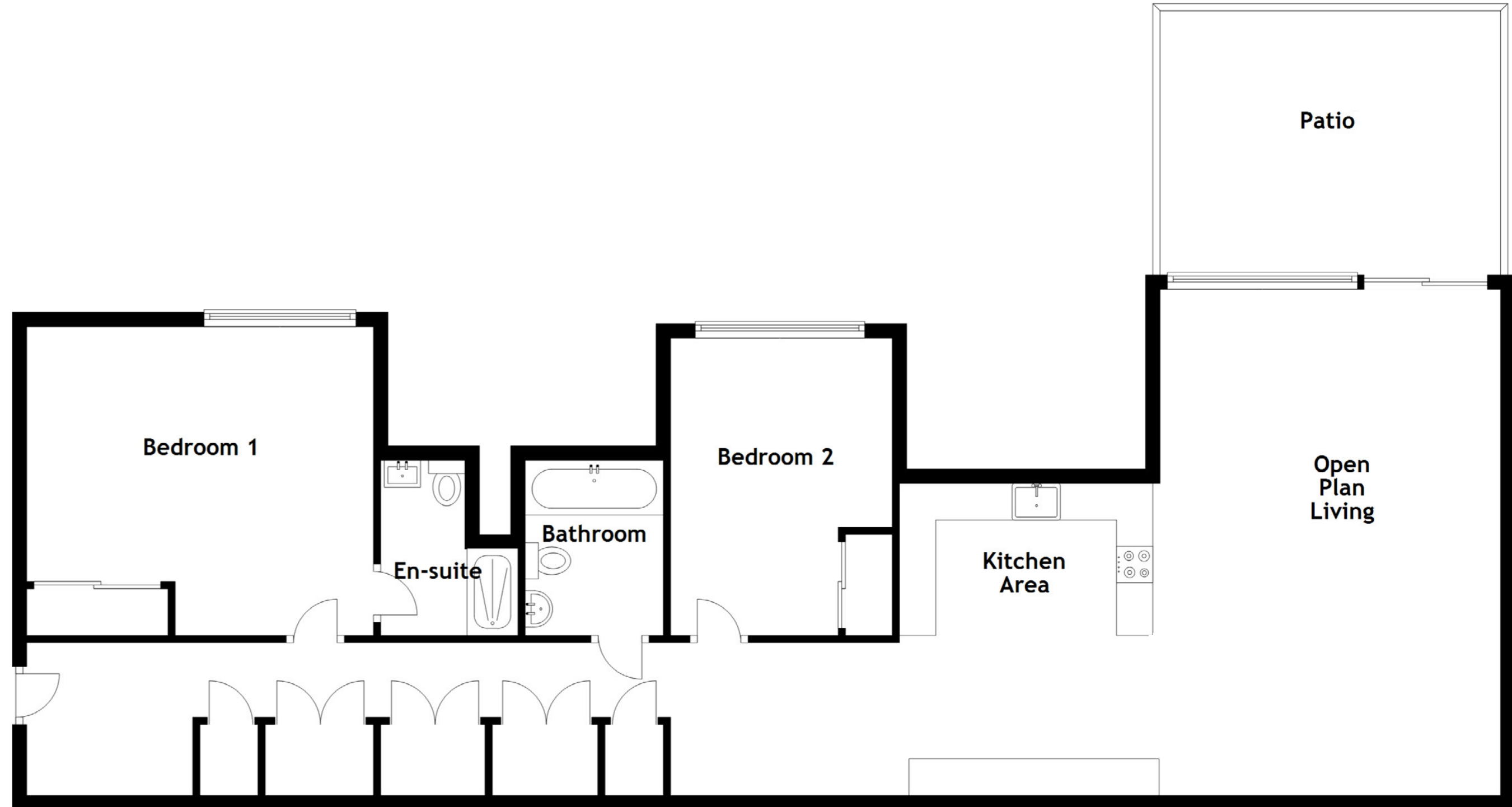


## Floor Plan

Approximate Dimensions  
(Taken from the widest point)

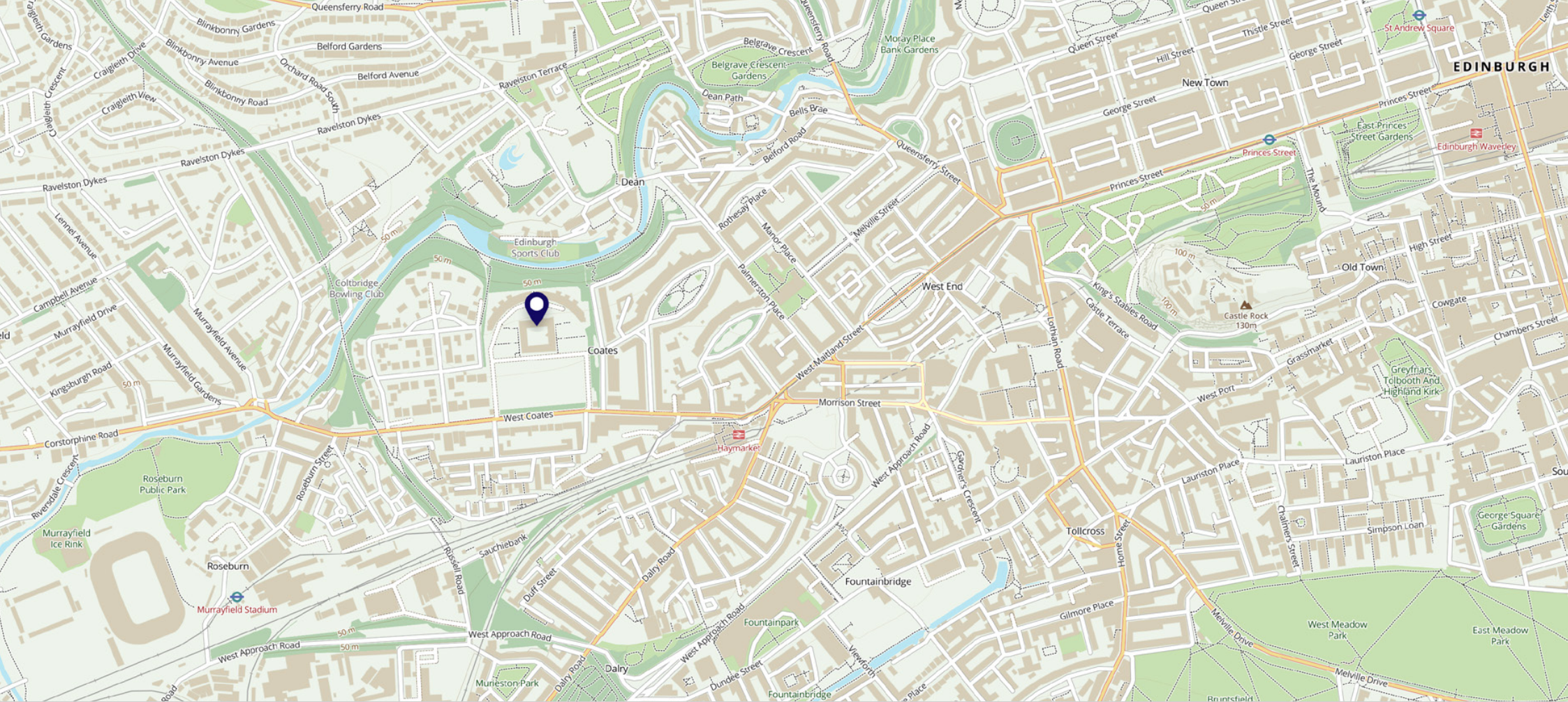
Open Plan Living	6.96m (22'10") x 4.70m (15'5")
Kitchen Area	3.49m (11'5") x 2.09m (6'10")
Bedroom 1	4.77m (15'8") x 4.25m (13'11")
Bedroom 2	4.09m (13'5") x 3.05m (10')
Bathroom	2.41m (7'11") x 1.90m (6'3")
En-suite	2.41m (7'11") x 1.16m (3'10")
Patio	4.28m (14'1") x 3.73m (12'3")

PROPERTY VIRTUAL TOUR CAN BE VIEWED [HERE](#)









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