

Flat 56,1 Donaldson Drive

WEST END, EDINBURGH, EH12 5FS



A stunning duplex apartment within Edinburgh's Iconic Playfair Development, featuring dual-height living, bespoke interiors, two parking spaces and exceptional resident facilities



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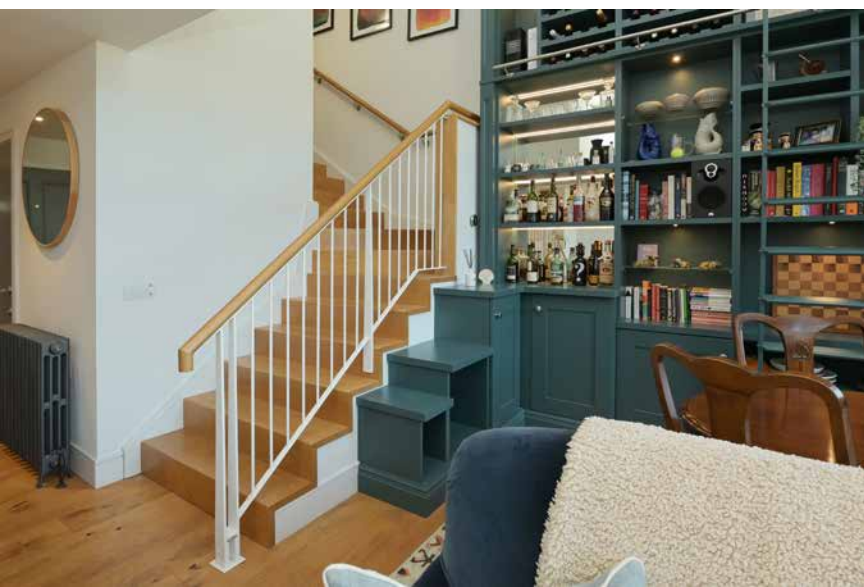


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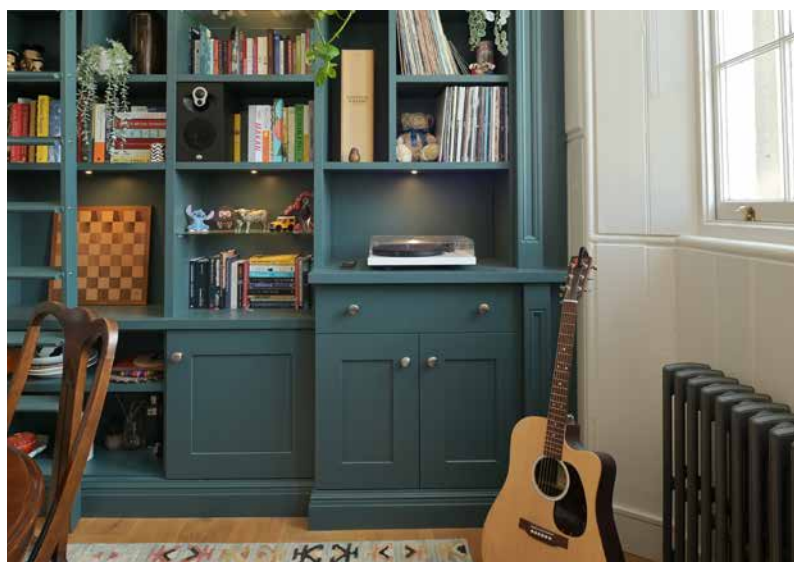


McEwan Fraser Legal is delighted to present to the market this spacious two-bedroom, two-bathroom duplex apartment, forming part of the iconic Playfair development. A remarkable modern reimagining of the former Donaldson's School, Playfair has transformed one of Edinburgh's most important landmark buildings into an exceptional residential development, combining historic character with contemporary luxury. The apartment benefits from two private parking spaces, one of which is equipped with an EV charger.

THE LIVING ROOM



Internally, the apartment is presented in excellent condition and has been upgraded beyond the builder's original specification. The accommodation is centred around a superb semi-open-plan kitchen and living space, with a beautiful bespoke bookcase providing an impressive amount of additional storage. The living room features a striking dual-height ceiling and an abundance of natural light, while the generous floor area allows for a variety of furniture arrangements, offering considerable flexibility for both everyday living and entertaining.



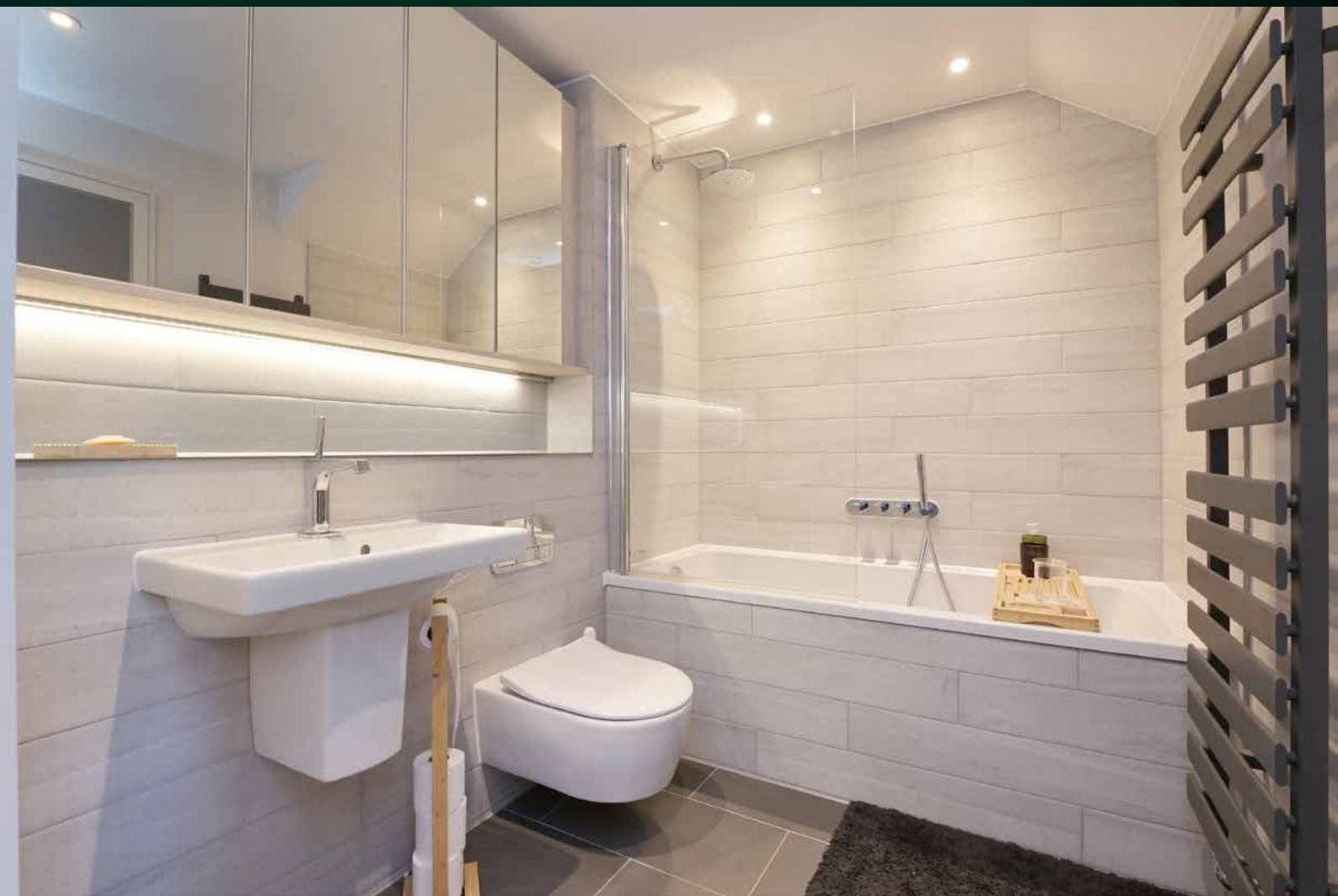
THE KITCHEN



The quality of the finish becomes particularly apparent in the bespoke designer kitchen, which features a comprehensive range of wall-mounted and floor-standing units, complemented by a central island. Corian worksurfaces and Siemens integrated appliances add to the high-quality specification, while the overall layout creates a stylish and highly practical space.



THE BATHROOM



A contemporary bathroom is also located on this level, featuring a modern suite and partial tiling.

An internal staircase leads to the first-floor landing, where both double bedrooms are located. Bedroom one is a generous mezzanine-style room with integrated storage, ample space for a full suite of freestanding furniture and a stylish en-suite shower room. Bedroom two is a further well-proportioned double bedroom with a large integrated wardrobe.

For warmth, comfort and security, the apartment benefits from central heating, double glazing and a secure entry system.



BEDROOM 1



a generous mezzanine-style
room with integrated storage



BEDROOM 2



One of the outstanding features of life at Playfair is the exceptional range of communal facilities available exclusively to residents. The development benefits from a concierge service, as well as elegant communal spaces including the boutique Club Room and Chapel Room, providing residents with attractive spaces in which to work, socialise or simply relax. The development is set within approximately 16 acres of beautifully landscaped grounds, while the internal courtyard provides a peaceful haven in the heart of Edinburgh.

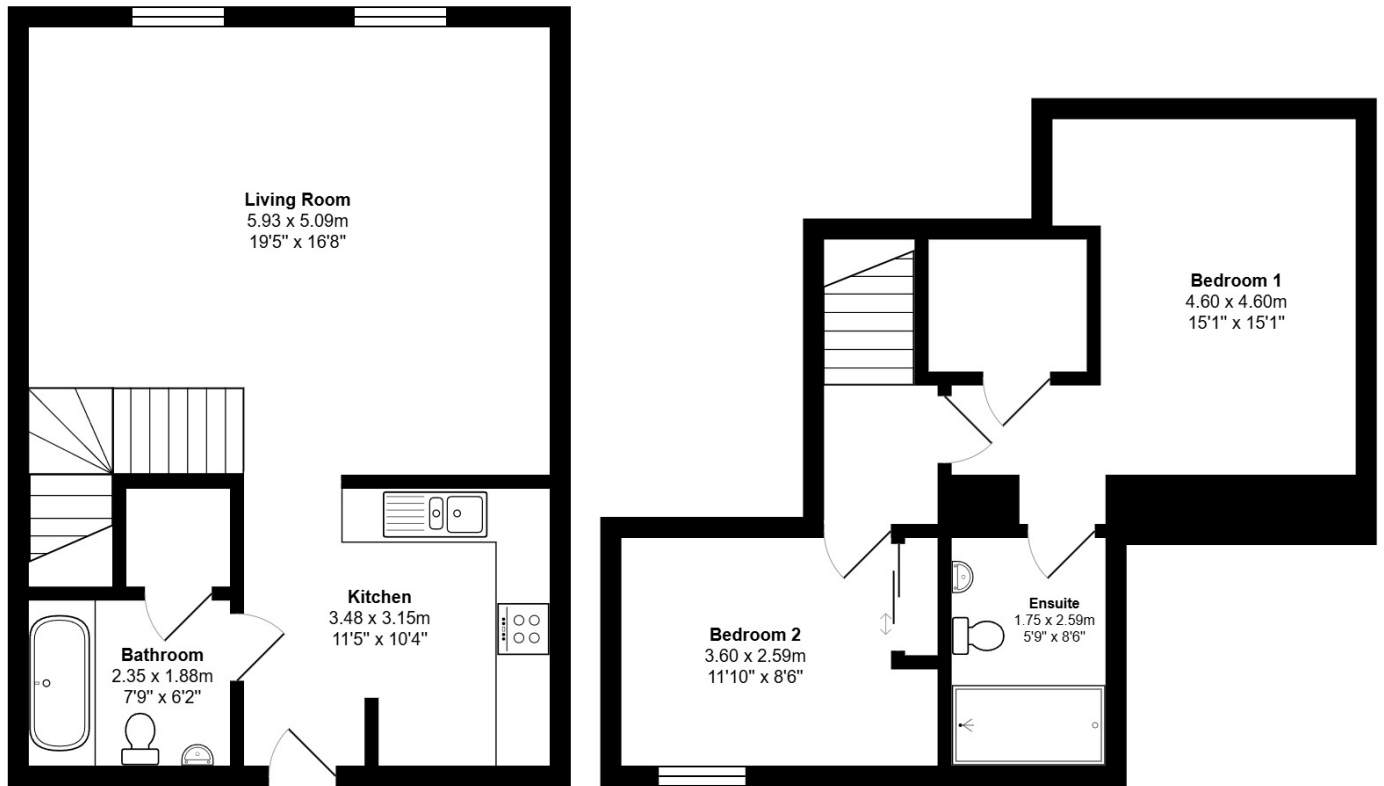
The location combines the tranquillity and prestige of this remarkable development with easy access to Edinburgh city centre and an excellent range of transport links, local amenities and recreational facilities. With its impressive living space, high-quality specification, private parking and exceptional resident facilities, this is a particularly attractive opportunity to acquire a stylish home within one of Edinburgh's most distinctive residential developments.

COMMUNAL FACILITIES



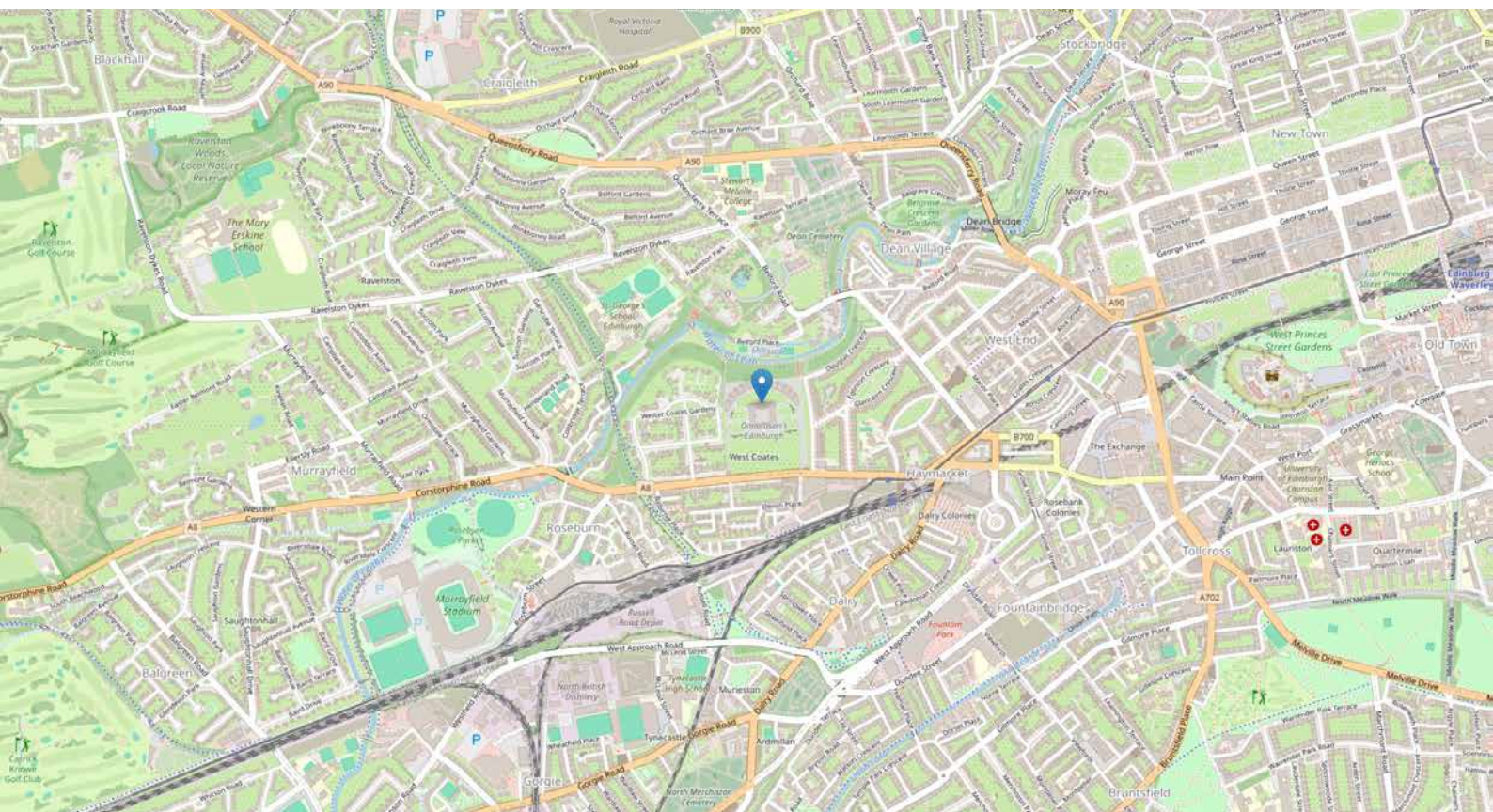


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 89m² | EPC Rating: C



THE LOCATION

1 Donaldson Drive forms part of the prestigious Playfair development at Donaldson's, an iconic former school building which has been sympathetically transformed into an exclusive residential development. Set within beautifully maintained grounds, the development combines the grandeur and character of one of Edinburgh's landmark buildings with the convenience and quality of modern city living. Residents benefit from landscaped communal grounds, elegant shared spaces and excellent security, creating a peaceful and private setting despite the property's central location.





The West End is one of Edinburgh's most desirable residential areas, offering an exceptional choice of independent shops, cafés, restaurants and bars, while the commercial and retail attractions of Princes Street and George Street are all within easy walking distance. Nearby Stockbridge provides a further selection of popular restaurants, delicatessens and boutiques, with the Water of Leith walkway providing an attractive route between the two areas.

The location is particularly well suited to those seeking excellent transport connections. Haymarket railway station and tram stop are within easy reach, providing regular services throughout Edinburgh and direct connections to Edinburgh Airport.

There are also excellent bus services nearby, while the road network provides straightforward access to the City Bypass, Queensferry Crossing and central motorway network.

For leisure, the Water of Leith walkway and cycle path are close by, with Princes Street Gardens, Inverleith Park and the Royal Botanic Garden also within easy reach. The area is well served by a number of highly regarded schools, while Edinburgh's city centre, financial district and cultural attractions are all readily accessible.

Combining a tranquil setting, outstanding architecture and beautifully landscaped grounds with immediate access to the very best of Edinburgh, Donaldson's offers a particularly special city lifestyle.



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