

# Flat 42,1 Donaldson Drive

WEST END, EDINBURGH, EH12 5FS



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



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





McEwan Fraser is delighted to present this superb one-bedroom ground-floor duplex flat to the market. The property forms part of the iconic Playfair development, a modern reimagination of the former Donaldson's school, which has long been recognised as one of the most important landmark buildings in the city. Internally, the property benefits from secure underground parking, and it is presented to the market in excellent condition. This would be an ideal first-time buy or sound investment purchase.

# THE LIVING ROOM/KITCHEN



Entering the property, accommodation on the lower level includes an open plan kitchen and living room and a WC. The designer kitchen is perfectly formed for a property of this size and includes quality integrated appliances and Corian worktops. The living area has excellent levels of natural light, laminate flooring, and neutral décor.





# THE WC

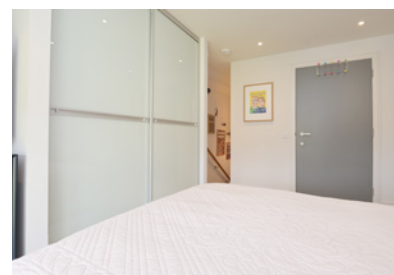


Moving upstairs, the bedroom is a well-proportioned double with a large integrated wardrobe and plenty of space for additional freestanding furniture. The bedroom also gives access to an ensuite bathroom which boasts contemporary tiling and a three-piece white suite with a shower over the bath.





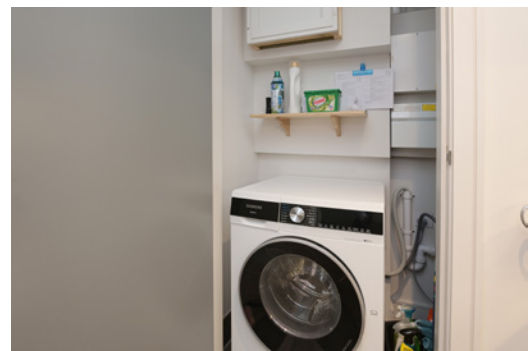
# THE BEDROOM



# THE BATHROOM



an ensuite bathroom which boasts contemporary tiling and a three-piece white suite





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.

# THE PLAYFAIR





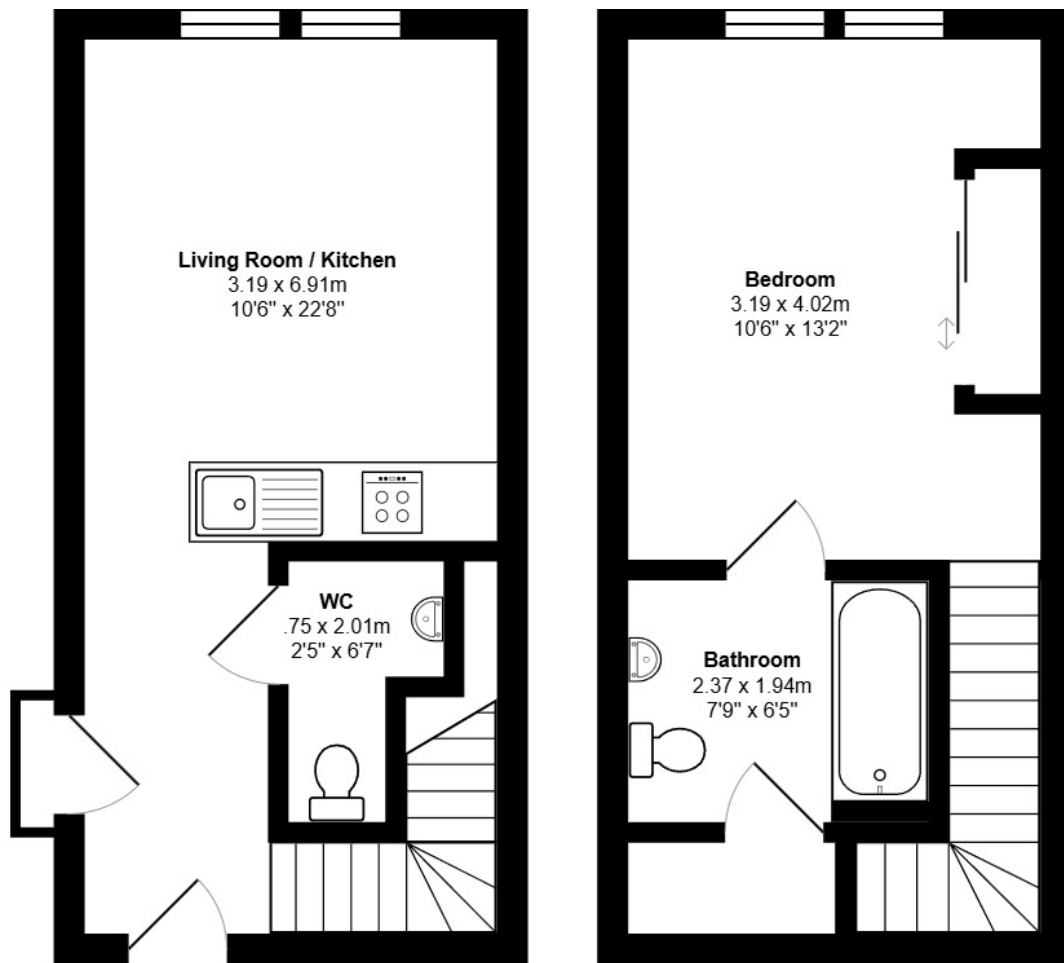
Externally, there are 16 acres of grounds to explore, and there is an internal courtyard that has been beautifully landscaped and provides a haven in the heart of Edinburgh city centre. The property is close to the city centre and has easy access to a range of transport links. This apartment also comes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

# EXTERNALS



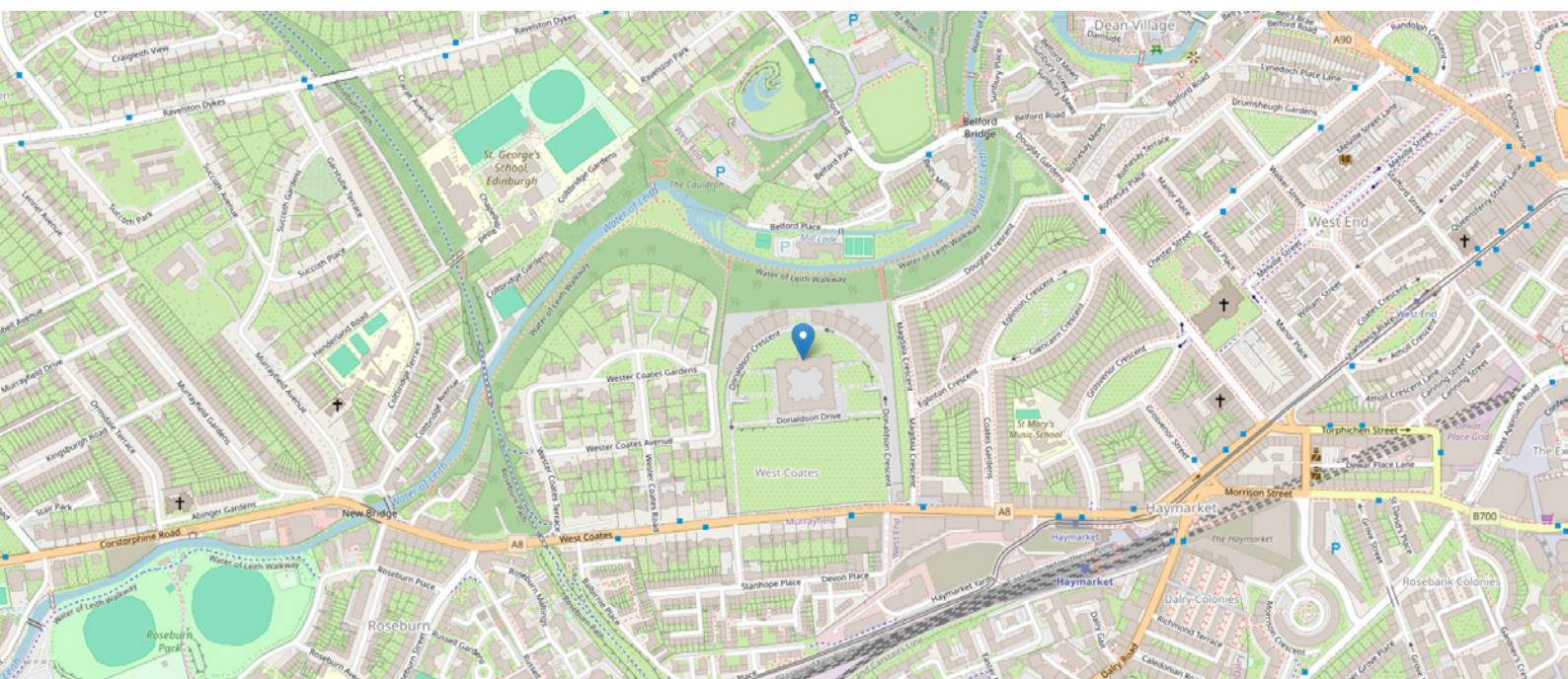


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 46m<sup>2</sup> | EPC Rating: C





# THE LOCATION

Set within the landmark Donaldson's development, 1 Donaldson Drive has rapidly become one of Edinburgh's most exclusive addresses, perfectly positioned in the heart of the West End. Combining historic elegance with contemporary living, the development provides a unique sense of tranquillity while keeping the buzz of the city close at hand.







Just a short stroll away, residents will find the vibrant mix of shops, cafés, bars, and restaurants that define the West End and the nearby city centre. From stylish boutiques and artisan coffee spots to acclaimed dining and lively nightlife, the area offers something for every taste and occasion. For those who enjoy the outdoors, the expansive green spaces of Princes Street Gardens and the scenic Water of Leith walkway are right on the doorstep, providing an ideal escape from city life.

Connectivity is another highlight, with Haymarket Station and tram services only minutes away, offering easy travel across Edinburgh, to the airport, and beyond. Road links are equally convenient, with quick access to the city bypass and M8 motorway.

This prime location blends luxury, convenience, and lifestyle, making it an exceptional choice for professionals, young couples, and first-time buyers seeking the very best of Edinburgh living.



**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



Text and description  
**MICHAEL MCMULLAN**  
Area Sales Manager



Professional photography  
**MARK BRYCE**  
Photographer



Layout graphics and design  
**ALLY CLARK**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.