



SIMPSON & MARWICK

## Flat 57, 1 Donaldson Drive

West End, EH12 5FA

[simpsonmarwick.com](http://simpsonmarwick.com)

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**Stunning duplex apartment forming part of the iconic Playfair Building at Donaldson's.**

- Surrounded by 16 acres of communal grounds
- Concierge service and communal entertaining spaces
- Apartment entrance situated on the ground floor
- Superb double height sitting/dining room
- Contemporary and spacious kitchen with integrated appliances
- Master bedroom with dressing room and ensuite
- Double bedroom 2 with dressing area and ensuite
- Bathroom and separate utility
- Use of two underground parking spaces and secure storage cupboard

### **Description**

Forming part of the iconic Playfair Building at Donaldson's, Flat 57 comprises a stunning 2 bedroom ground floor duplex apartment. The Playfair building is surrounded by 16 acres of immaculately maintained grounds including sweeping lawns and a central courtyard. Occupiers of the building also have access to a concierge service and impressive communal entertaining spaces such as the Club Room.

Flat 57 benefits from the use of 2 underground parking spaces and a large, secure storage space in the basement. A lift provides access from the parking area to the ground floor.

Internally, the property offers bright and spacious accommodation which has been finished to an exacting standard throughout combining beautiful original features with high quality fixtures and fittings.

### **Fixtures and Fittings**

All integrated kitchen appliances and light fittings are included in the sale price. None of the wall hung mirrors are included. The washing machine and tumble dryer in the utility are available by separate negotiation as are the bespoke corner sofa and coffee table.





## Location

The West End is close to many of the capital's finest shops and restaurants as well as its commercial and retail core of George Street and Princes Street. Haymarket Edinburgh, which is currently under construction, is an exciting new development containing offices, hotel, retail, bars, cafes and restaurants. It is situated within a few minutes walk of Donaldson's.

Many of Edinburgh's finest private schools are within easy reach including St George's, the Erskine Stewart's Melville Schools and Fettes College.

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 are extremely 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.

## EPC Rating C

## Home Report

The Home Report is available to download from our website [www.simpsonmarwick.com](http://www.simpsonmarwick.com). The condition of the property and any material matter is disclosed in the Home Report.



Approx. Gross Internal Area  
 1551 Sq Ft - 144.09 Sq M  
 For identification only. Not to scale.  
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