



SIMPSON & MARWICK

Flat 55, 1 Donaldson Drive

West End, EH12 5FA

simpsonmarwick.com

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Extremely stylish 2 bedroom apartment situated in the iconic Playfair Building at Donaldson's

- Stunning double height sitting/dining room
- Modern open plan kitchen with appliances
- Principal bedroom with walk-in wardrobe
- Ensuite bathroom with free-standing bath
- Double bedroom 2 with built-in wardrobe
- Contemporary shower room
- Utility cupboard and good storage
- Underground car park with 2 allocated spaces
- Set with 16 acres of wonderful communal grounds
- Communal entertaining spaces and concierge service

Description

Situated within the iconic Playfair Building at Donaldson's, Flat 55 comprises an extremely stylish duplex apartment. The property is accessed via the ground floor of the building and has an internal staircase.

The accommodation is immaculately presented throughout and flooded with natural light from the double height windows in the sitting/dining room. Stunning period features are combined with high quality fixtures and contemporary finishes such as the stylish kitchen, shower room and ensuite bathroom with free-standing bath overlooking the central courtyard.

The Playfair Building is set within 16 acres of communal grounds which include a large front lawn, formal gardens and a central courtyard with seating. In addition, the building has 2 impressive communal entertaining spaces and a concierge service. The flat has 2 allocated parking spaces in the underground car park and there is lift access from the basement to the ground floor.

Fixtures and Fittings

All the integrated kitchen appliances, the washer/dryer in the utility cupboard, the light fittings and the plantation blinds are included in the sale price. The wall hung mirrors are excluded.



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.

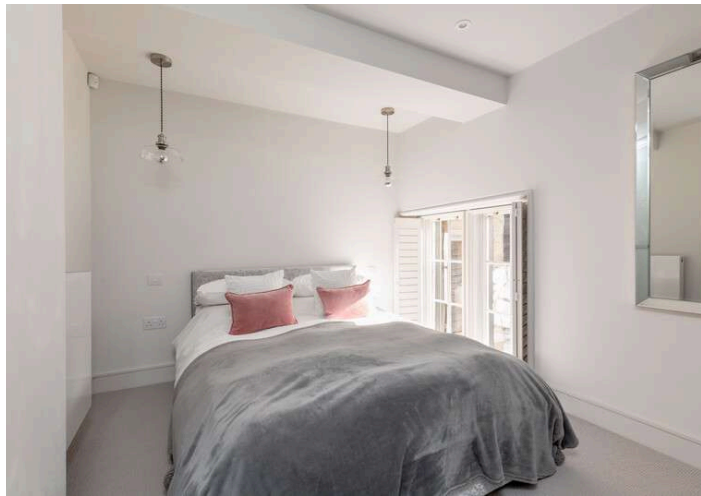
Many of Edinburgh's finest private schools are within easy reach including St George's, the Erskine Stewart's Melville Schools and Fettes College.

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

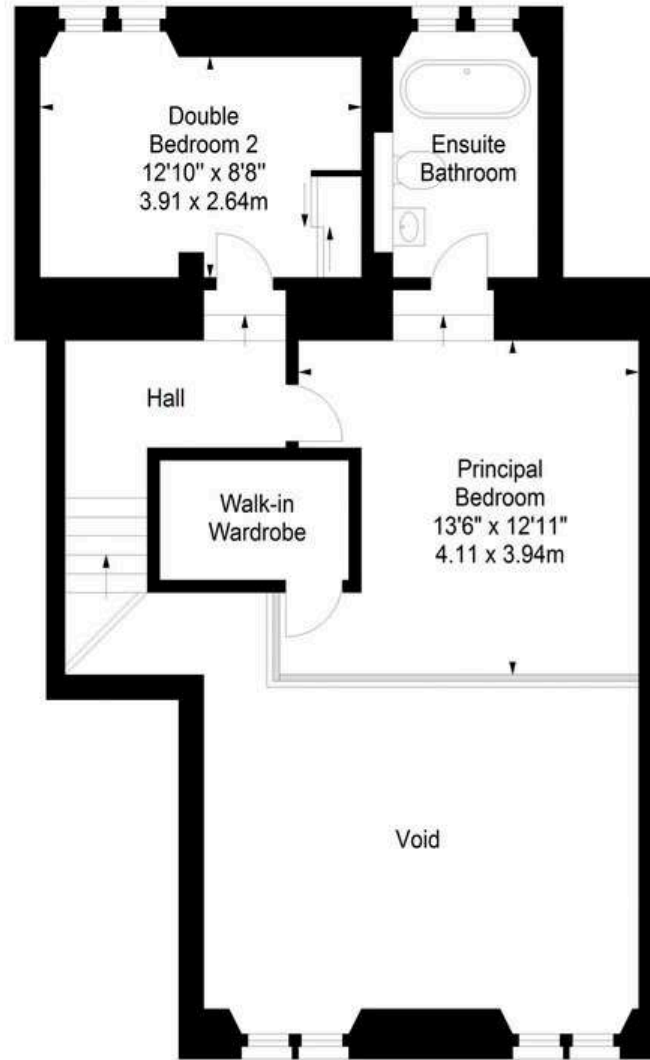
The Home Report is available to download from our website www.simpsonmarwick.com. The condition of the property and any material matter is disclosed in the Home Report.



Approx. Gross Internal Area
 1043 Sq Ft - 96.89 Sq M
 For identification only. Not to scale.
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Ground Floor



Mezzanine

