



Flat 7, 1 Donaldson Drive, Edinburgh, EH12 5FA

Immaculate and Characterful One-Bedroom Lower-Ground-Floor Apartment

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Property Description

Immaculate and characterful one-bedroom lower-ground-floor apartment, forming part of the iconic A-listed Playfair at Donaldson's building. Located in Edinburgh's highly desirable West End, moments from Princes Street, George Street and Haymarket Station.

Comprises an entrance hallway, open-plan living/dining room and kitchen, a double bedroom, shower room, and a utility/store.

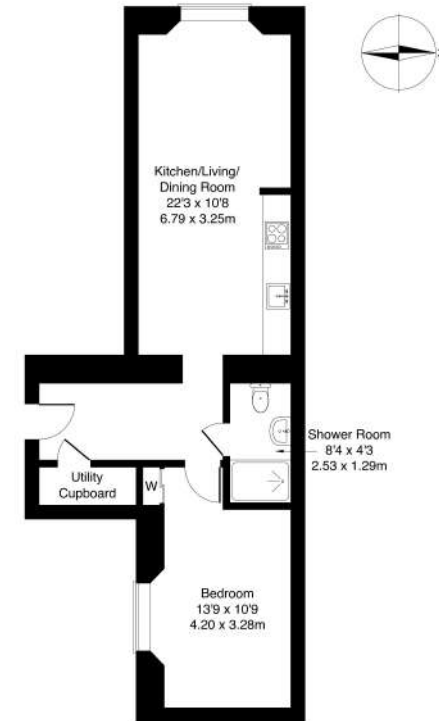
This luxury development features 16 acres of parks and gardens, a courtyard, concierge service, boutique communal lounges, and secure allocated parking. The property features underfloor heating with a NEST smart thermostat, a fully integrated kitchen with quartz worktops, and a premium bathroom suite.

In addition, there is an integrated bedroom wardrobe, quality, breathable wood flooring, spot lighting, and sash-and-case double-glazed windows. A highly distinctive historic exterior is matched by meticulously maintained and impressive communal spaces, with a lift service and a secure entry system.

Welcoming you into the property, the hallway leads seamlessly into the impressive open-plan living room and kitchen area, creating a bright and inviting space finished to a modern standard with contemporary flooring throughout and stylishly tasteful décor. A large window floods the room with an abundance of natural light, enhancing the spacious and welcoming feel. The kitchen has been beautifully finished with sleek quartz countertops and modern fittings, complete with an integrated oven and electric hob with canopy above, dishwasher and fridge/freezer, while the separate utility room further benefits from a washing machine for added convenience.

The bedroom provides an ideal space for relaxation, finished with plush carpeted flooring and further benefiting from a generous eaves cupboard, offering practical additional storage. Completing this beautiful home is the stylish shower room, fitted with a contemporary three-piece suite including a walk-in shower, complemented by a sleek ladder-style radiator. Residents also benefit from an exceptional range of luxury amenities, including 16 acres of beautifully landscaped parks and gardens, a private courtyard, dedicated concierge service, stylish boutique communal lounges and secure allocated parking.

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Excludes Agents and Facilities



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

The West End is a distinguished area featuring a mix of impressive stone-built period properties, including elegant New Town terraces, all within close proximity to Edinburgh's city centre. Transport links are excellent, with Haymarket railway station, the tram network, and frequent bus services providing easy access across the city. The location is ideal for those working in Edinburgh's financial district and offers immediate access to a wide range of amenities including shops,

supermarkets, restaurants, bars, cafés, leisure facilities, cinemas, and gyms. To the south, visitors can enjoy the Modern Art galleries and scenic walks along the Water of Leith, while to the north, Edinburgh Quay at the terminus of the Union Canal offers attractive canalside paths for walking and cycling. Nearby open green spaces such as Bruntsfield Links and The Meadows provide further outdoor recreational opportunities.





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