

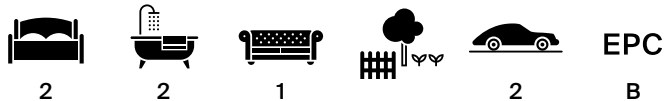


Donaldson Drive, West End, **EH12**





A stunning **west-facing** two bedroom apartment set over two floors, in the magnificent and historic Playfair building.



Offers Over	Tenure	Local Authority	Council Tax
£590,000	Freehold	The City of Edinburgh Council	Band G



Donaldson Drive is located in Edinburgh's vibrant West End and benefits from 16 acres of parkland, exclusive access to The Playfair's concierge service and several communal spaces including the Club Room, Chapel Room and attractive internal courtyard.

This immaculate apartment benefits from an open plan sitting/dining room/kitchen with a double height original windows and high ceilings. The kitchen is fitted with floor and wall mounted units complimented by Corian worktops and Siemens appliances. From the property you have unobstructed views over the west facing private garden. The bathroom completes this floor with the fittings ranging from Villeroy & Boch sanitaryware, Hansgrohe and Crosswater brassware.

On the second floor mezzanine level there is the spacious principal bedroom with built in wardrobes and luxurious en suite shower room, the interior windows here are fitted with a ventilation system. The second double bedroom on this level again benefits from built in wardrobes.



Excellent storage is provided with a utility cupboard housing the washing machine and tumble dryer and storage cupboard on the first floor.

There are two allocated parking spaces in the secure underground car park, one which benefits from an EV charging point.

Donaldson Drive is an ideal property for professionals requiring immediate proximity to the city centre, investors, or a well-located pied-a-terre.

Features

- Central location
- Two generous double bedrooms with excellent storage
- Two bathrooms
- Like new condition
- Unobstructed outlook over private gardens
- Two parking spaces (one with EV charging point)
- Access to several communal spaces
- Ideal city home or investment opportunity





Location

Donaldson Drive is located in the heart of the West End within walking distance of the main commercial and retail areas such as Princes Street and George Street. The West End is host to many of the city's fashionable boutiques, bars and restaurants and cosmopolitan Stockbridge is also nearby, which is easily accessible via the Water of Leith walkway.

The apartment is well situated for the local recreational facilities of the Drumsheugh Private Swimming Baths, the Edinburgh Sports Club and the Modern and Dean Art Galleries. The property is also conveniently placed to access to many of Edinburgh's excellent state and private schools. St. George's School for Girls, Stewart Melville College, Fettes College and the Edinburgh Academy are all within a short distance.

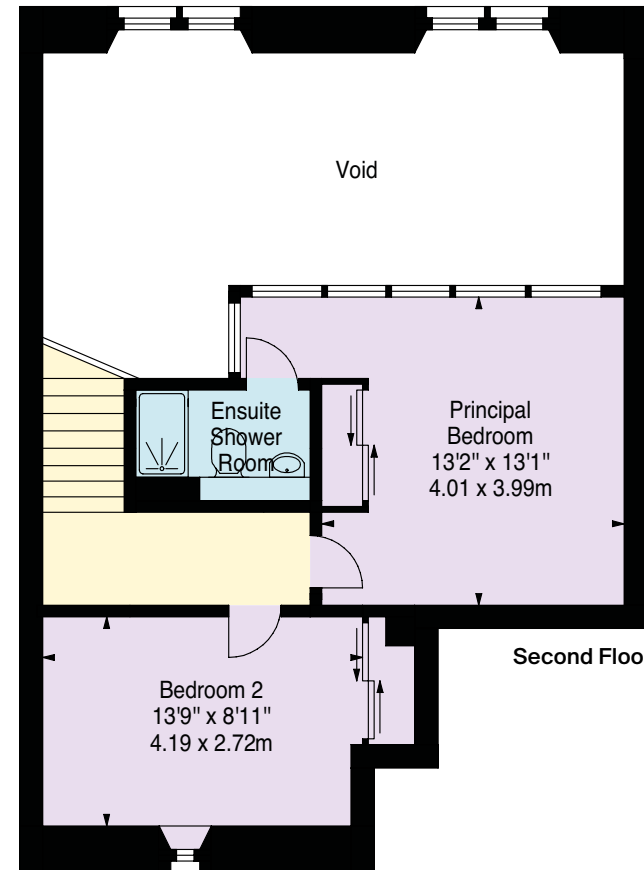
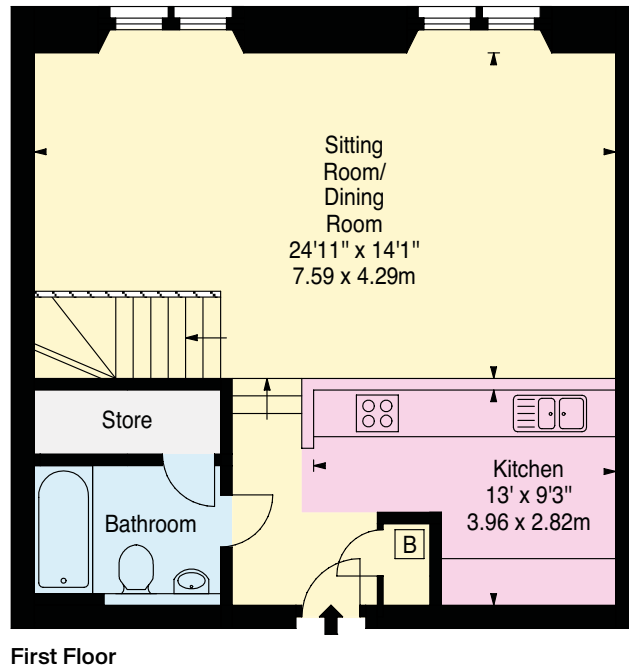
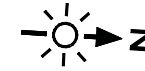
The recently renovated Haymarket train station and access to the new tram network are both within walking distance, the latter providing an efficient service to Edinburgh Airport.

Financial Guarantee/Anti Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

**Approximate Gross
Internal Floor Area
100 Sq M - 1076 Sq Ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2022. Photographs dated September 2022.

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