



RALPH SAYER
SOLICITORS & ESTATE AGENTS

Flat 15, 1 Donaldson Drive

West End, Edinburgh EH12 5FA

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Charming and characterful one bedroom basement apartment with underground allocated parking, in the iconic Donaldson building in Edinburgh's West End. Set with-in lovely grounds, beautiful residents lounges and a prime city centre location, it would appeal to first time buyers, professionals and also the investment market – having been successfully rented out for the past five years.

Accessed via a grand and well-kept communal entrance foyer, the property features stylish interiors, highlighted by an open-plan kitchen and living area. A unique vaulted ceiling adds a touch of character and elegance to the space, with lots of natural light filling the space. The kitchen is well designed to utilise the space with ample cupboard and work top space as well as dishwasher and oven. A good-size double bedroom features a large window and built-in wardrobes. A tastefully tiled bathroom comes with a mains shower over bath and an adjacent utility room.

Property Summary

- Set with-in the iconic Donaldson building in Edinburgh's West End
- Beautiful communal areas & the Playfairs concierge service
- Bright open-plan living room and kitchen
- Well designed kitchen
- Excellent double bedroom with built-in wardrobe
- Stylish three-piece bathroom
- Under floor heating & double glazing
- 16 acres of beautiful landscaped grounds
- Secure underground allocated parking
- EPC Rating - C | Council Tax Band - E

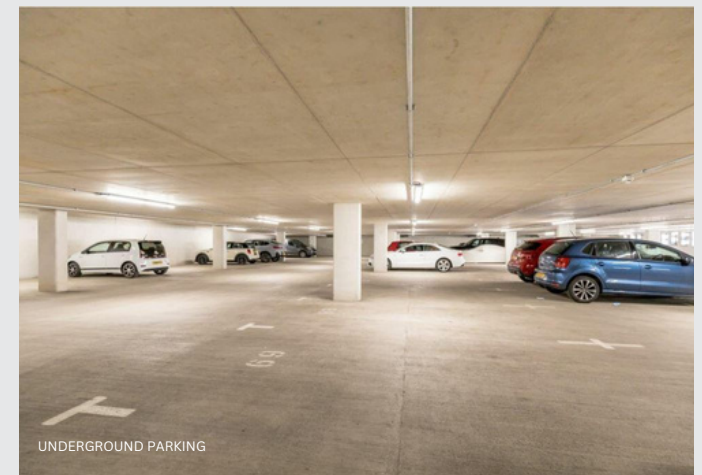
Home Report Value - £300,000





Set in stunning
grounds with-in
the iconic
Donaldson
Buildings
in Edinburgh's
west end





Residents enjoy exclusive access to The Playfair's concierge service and several communal spaces, including the boutique Club Room and Chapel Room. 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.

Additional benefits include an allocated parking space, under floor heating and all furniture can be included in the sale.

Factors: The development is factored by Firstport and Redpath Bruce with an approximate cost of £150 per month. The factor fee includes the maintenance for all communal areas.

Let us help you find your next
dream property!



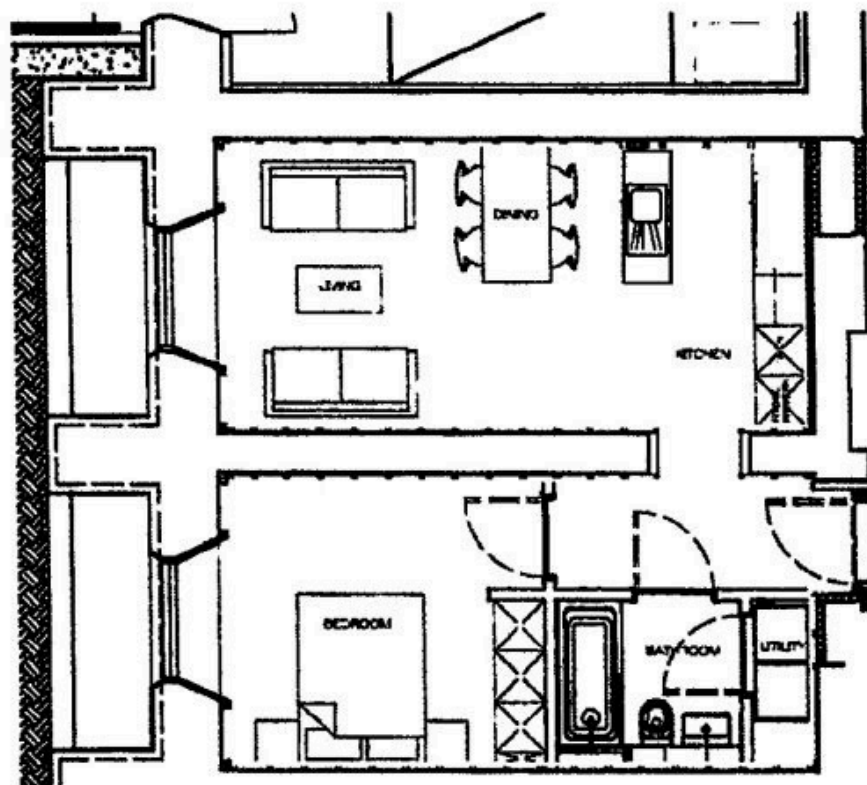
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FLAT B08 - BASEMENT FLOOR PLAN



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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



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 development is popular with professionals and students alike with its easy access into the city center.