



T H E

# PLA Y E FA I R

EDINBURGH - SCOTLAND



# UNIQUE

PRIVATE APARTMENT

A stunning and unique private apartment over three floors, forming part of the conversion of the iconic Victorian Donaldson's School, now known as "The Playfair".

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# ABOUT

The Playfair building is surrounded by 16 acres of immaculately maintained grounds including sweeping lawns and a central courtyard.







The West End, one of the most sought after areas of Edinburgh, 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.

Also just a couple of hundred metres away is The Haymarket, just about to open following major redevelopment which has created prime offices, a hotel, retail, bars, cafes and restaurants.

All of Edinburgh's finest private schools are within reach, several within easy walking distance, including St George's, the Erskine Stewart's Melville Schools, George Heriot's School and Fettes College.

The tranquil Water of Leith Walkway and cycle path is close by, whilst the open spaces of the Royal Botanic Gardens are within walking distance and multiple beautiful beaches are just a short drive away

Haymarket rail station and tram stop are a few hundred metres away and regular public transport provides swift access to and from the airport and around the city.

# LOCATION

THE WEST END

EDINBURGH

SCOTLAND

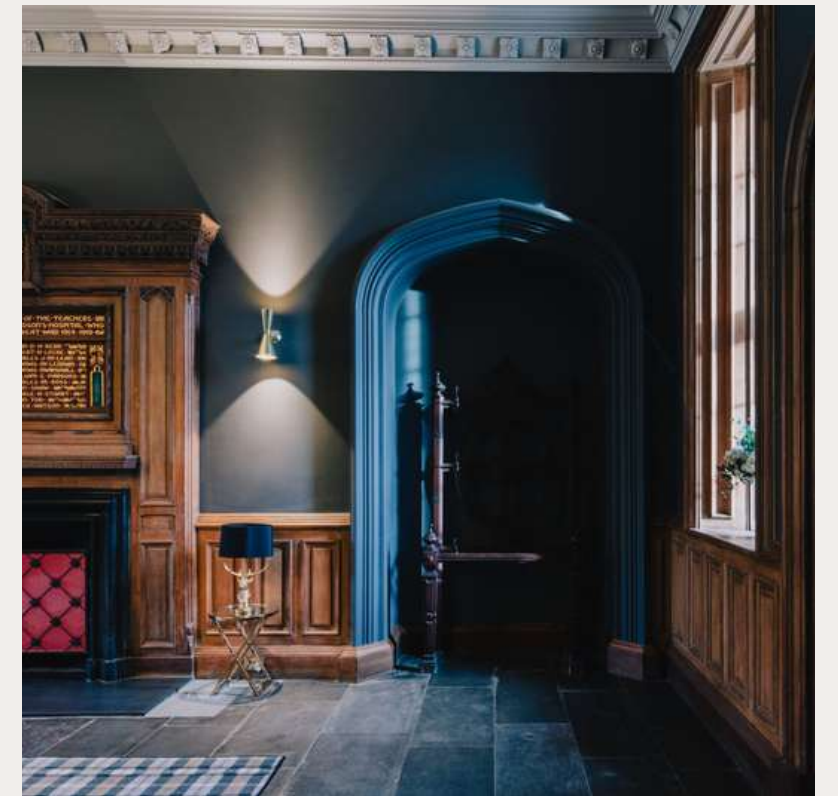
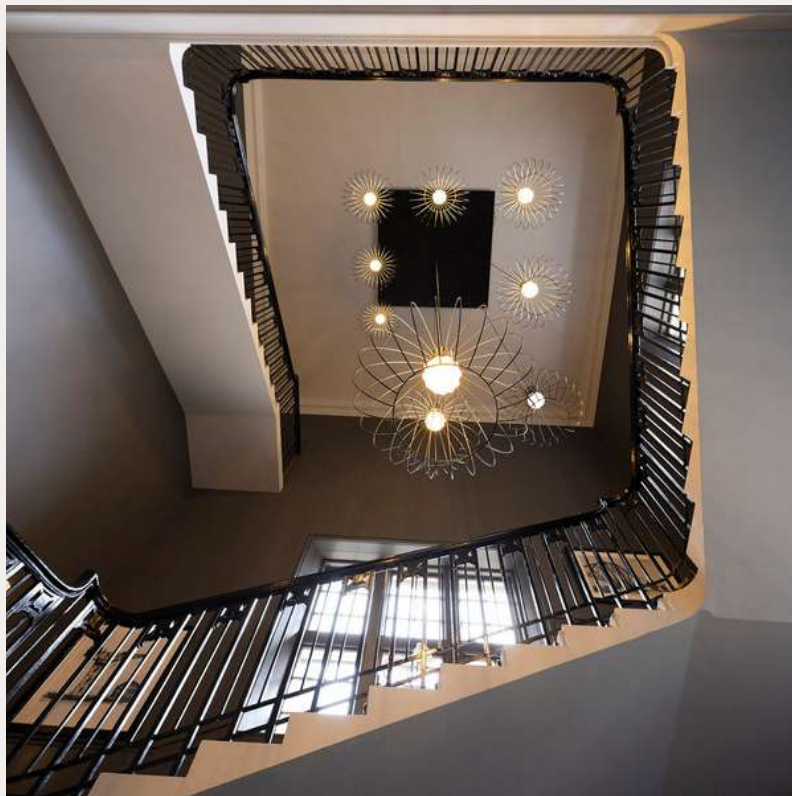


# CLUB ROOM

&

COMMON AREAS

Residents have the benefit of an on-site concierge, impressive communal spaces including the Chapel Room, the Club Room, the central courtyard and the surrounding gardens within the grounds.





# AWARDS

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**Renovation of the Year** (Scottish Home Awards), **Best Apartment Scheme, Gold Award** (WhatHouse) **Residential Category winner** (RICS Awards Scotland).







# APARTMENT 22

A beautiful & really private apartment over three floors, forming part of the conversion of the iconic Victorian Donaldson's School, now known as "The Playfair".

Apartment 22 is a stunning 2 bedroom (both with ensuite bathrooms) lower ground, ground floor and mezzanine level apartment uniquely private in that it stands alone, converted from one of the four original grand staircases.

Apartment 22 benefits from the use of 2 underground parking spaces. Direct, level access to the parking area and a lift provides easy access to all floors. Internally, the property offers bright and spacious accommodation which has been finished to an exceptionally high specification throughout combining beautiful original room heights with high quality contemporary fixtures and fittings.

Internal floor area: 1'092 sq ft / 101.45 m<sup>2</sup>

Offers in excess of **£550'000**



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# LIVING SPACES







**KITCHEN / DINING SPACE**



**LIVING ROOM**



**DOUBLE HEIGHT LIVING AREA**



**HONEYWELL EVOHOME CONTROLS**





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# BEDROOMS











**BEDROOM 2**



**BEDROOM 2**



**BEDROOM 2**



**ENSUITE BATH 2**



# FLOOR PLAN

- Superb double height sitting/dining room
- Contemporary fully fitted kitchen
- Master bedroom with ensuite shower room
- Double bedroom with dressing area and ensuite bathroom
- Cloakroom with additional WC
- Two spaces in secure underground car park

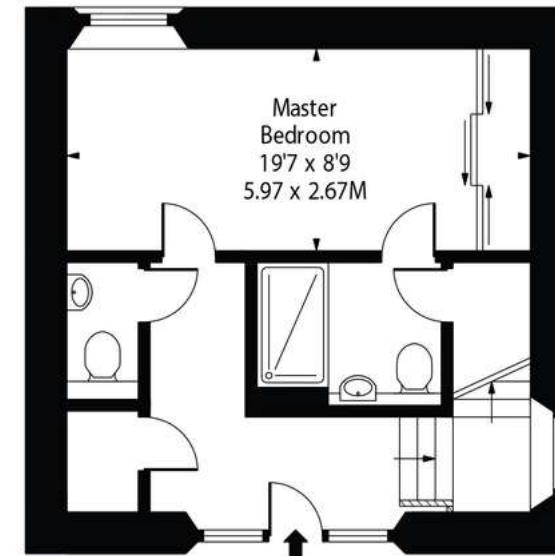
Floor area: 1'092 sq ft / 101.45 m<sup>2</sup>

Offers in excess of **£550'000**

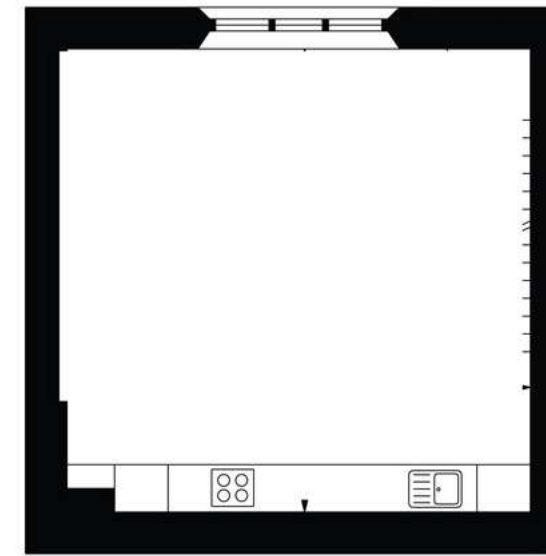
**Donaldson Drive,  
Edinburgh EH12 5FS**



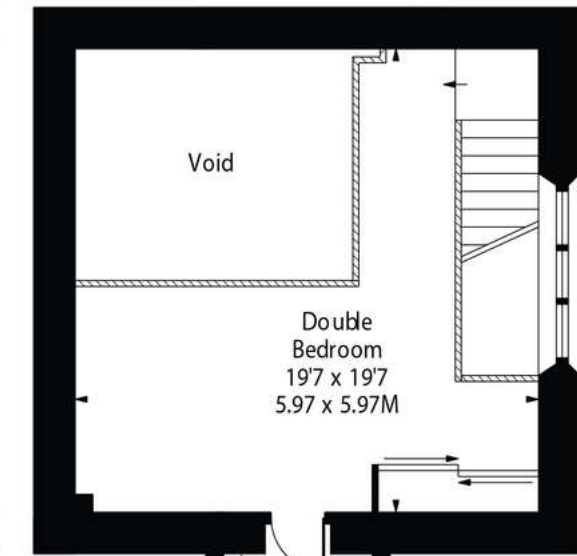
Approx. Gross Internal Area  
1092 Sq Ft - 101.45 Sq M  
For identification only. Not to scale.



Lower Ground Floor



Ground Floor



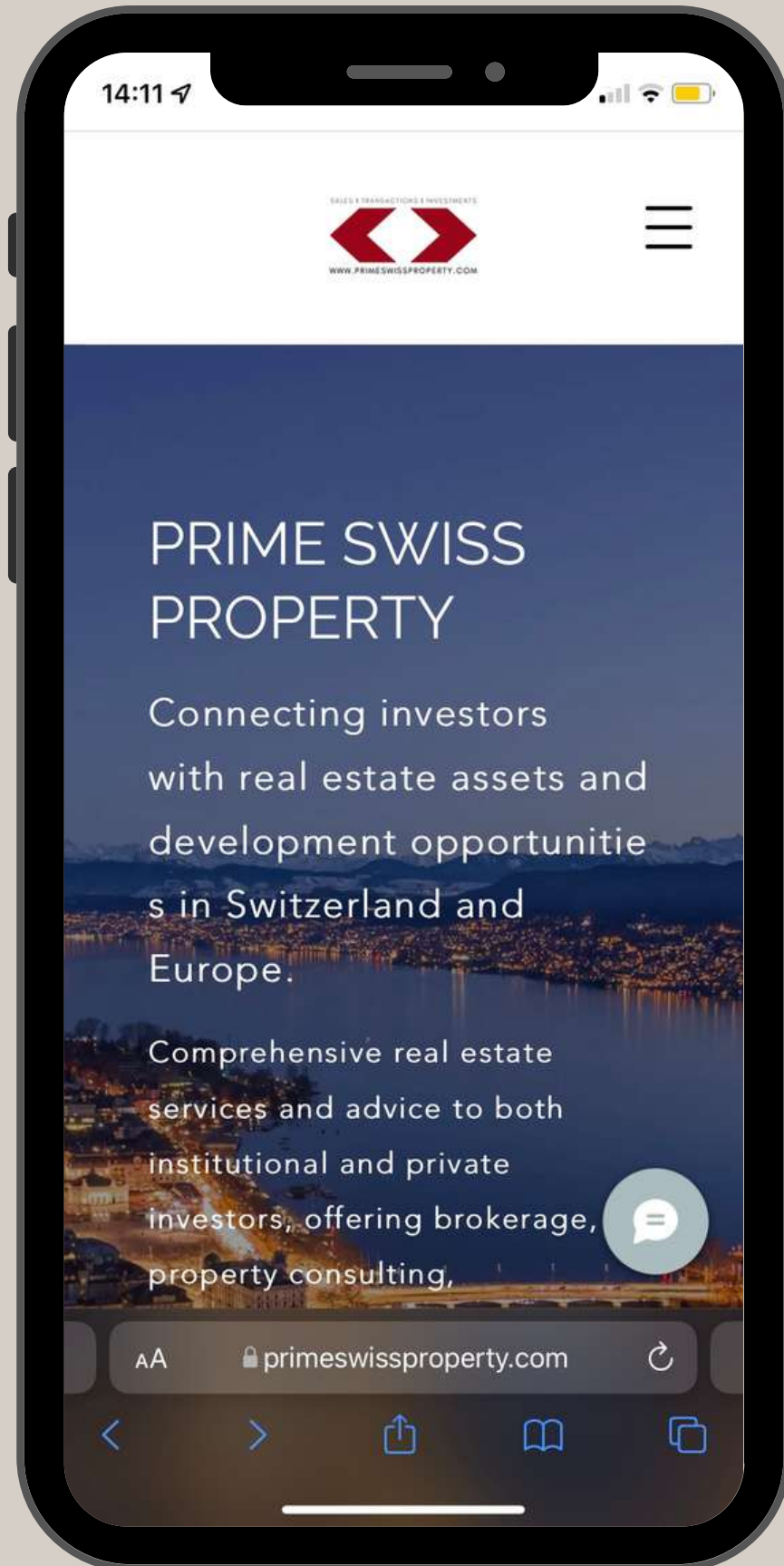
Mezzanine Floor

*Illustration Purposes Only*  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. The plan is for illustrative purposes only, is not to scale and should be used as such by any prospective purchaser.









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# CONTACT US

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