

Apartment 4

6 DONALDSON CRESCENT

Wester Coates, Edinburgh, EH12 5FB

EXCLUSIVE

CITY LIVING

Part of The Crescent by Cala Homes, this executive first-floor apartment is a stunning two-bedroom residence of exceptional quality – the exclusive home is designed to provide the very best in contemporary living in one of the finest locations in Edinburgh city centre.



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Completed to unmatched standards with an exceptionally high specification
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Designed to impress, spanning a substantial footprint to combine generous living space, a neatly defined dining area, and a high-specification kitchen
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Arranged around a central island with a neat breakfast bar, and features handle-less cabinets and luxury worktops
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The two double bedrooms both enjoy plush carpets and neutral décor enhanced by an elegant accent wall
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The city apartment has a family shower room, an en-suite, and a WC – all finished with high-quality fixtures and fittings
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Offering residents an abundance of green space on their doorstep, providing a natural retreat from the lively city centre
- 28** **Wester Coates, Edinburgh**
Characterised by its grand Victorian and Edwardian architecture, and beautiful green spaces



PROPERTY NAME

Apartment 4, 6 Donaldson Crescent

LOCATION

Wester Coates, Edinburgh, EH12 5FB

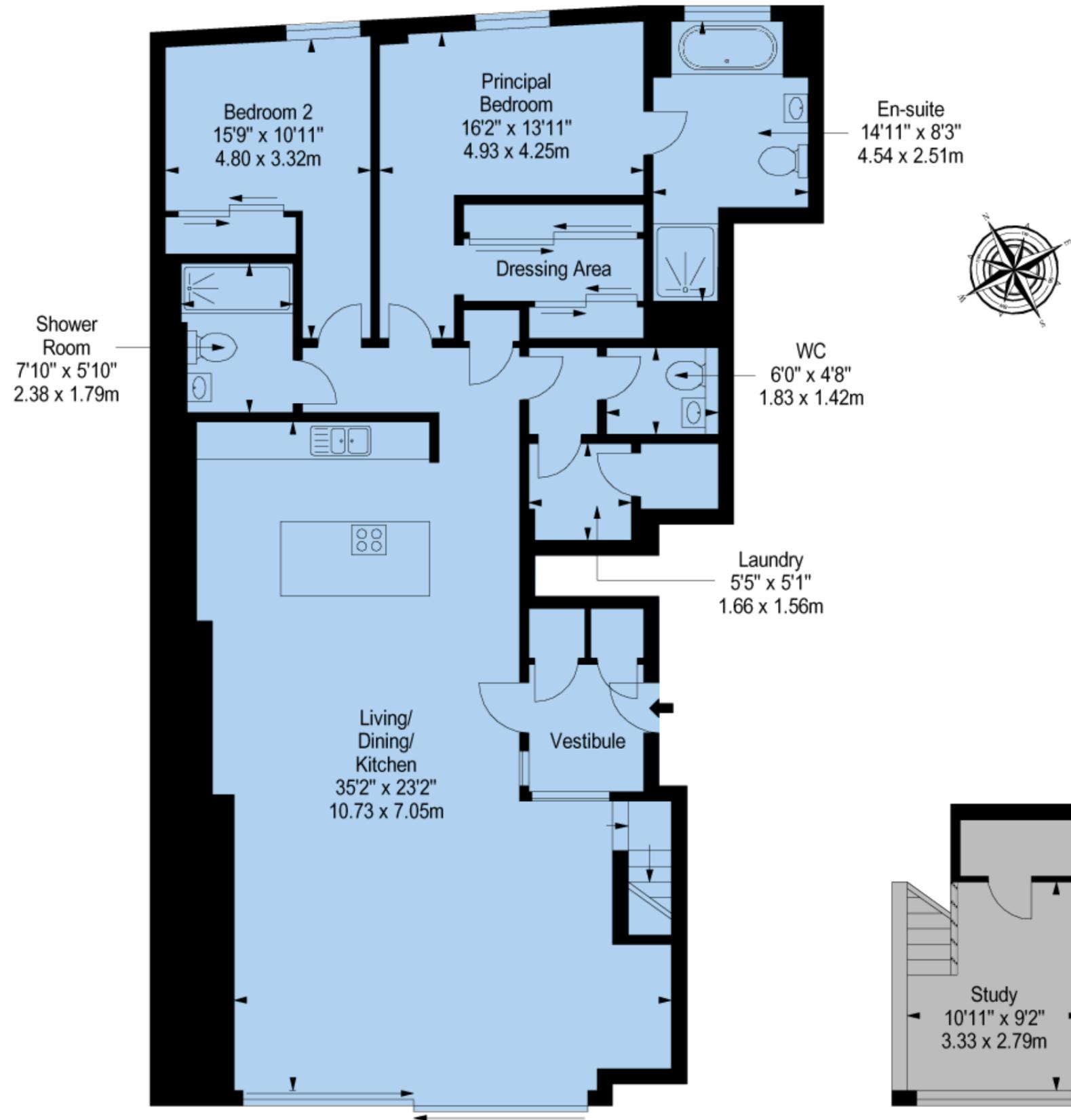
APPROXIMATE TOTAL AREA:

144.9 sq. metres (1559.7 sq. feet)

● GROUND-FLOOR

● MEZZANINE

The floorplan is for illustrative purposes.
All sizes are approximate.



A STUNNING

FIRST-FLOOR APARTMENT OF EXCEPTIONALLY HIGH QUALITY



Welcome to this luxurious first-floor apartment, forming part of The Crescent; a highly prestigious contemporary development by CALA Homes. The ultra-modern, architect-designed development sits against a spectacular backdrop; the A-listed, former Donaldson's Hospital (1842-52) by renowned Scottish architect, William Playfair. The apartment is completed to unmatched standards with an exceptionally high specification, boasting incredible open-plan living space, over-sized single-pane glazing, a state-of-the-art kitchen, two double bedrooms, and three premium washrooms. The high-end interiors are finished in neutral hues, providing a minimalist-inspired aesthetic. The city home benefits from secure private parking and shared, landscaped garden grounds. Its highly sought-after position, in the Wester Coates conservation area, is just a short stroll from the West End and the heart of the city centre.

GENERAL FEATURES

- An exclusive first-floor city apartment by CALA Homes
- Part of The Crescent, a highly prestigious development
- In the sought-after Wester Coates conservation area
- High-end contemporary interiors of exceptional quality
- Inspiring views of the A-listed former Donaldson's Hospital
- EPC Rating - B | Council Tax band - H

ACCOMMODATION FEATURES

- Secure video-phone entry system and lift service
- Entrance vestibule with two built-in cupboards
- Expansive open-plan kitchen/living/dining room
- High-specification kitchen and a laundry room
- Mezzanine-level study/home office with storage
- Large principal suite with a fitted dressing area
- Second double bedroom with a built-in wardrobe
- High-end en-suite bathroom with four-piece suite
- Three-piece family shower room and a separate WC
- Underfloor heating throughout for optimal comfort

EXTERIOR FEATURES

- Impressively large communal garden grounds
- Two allocated underground parking spaces with EV charge points



THE ENTRANCE

Reached via a secure video-phone entry system and a lift from a stylish communal foyer, a contemporary oak door opens into an entrance hall, complete with a part glazed wall, as well as two built-in cupboards for coats and shoes. Here, the crisp décor and sharp architecture offers the first glimpse of the stylish home to follow.

DESIGNED TO IMPRESS

OPEN-PLAN RECEPTION ROOM



INSPIRING VIEWS OVER OPEN GROUNDS TO THE PENTLAND HILLS

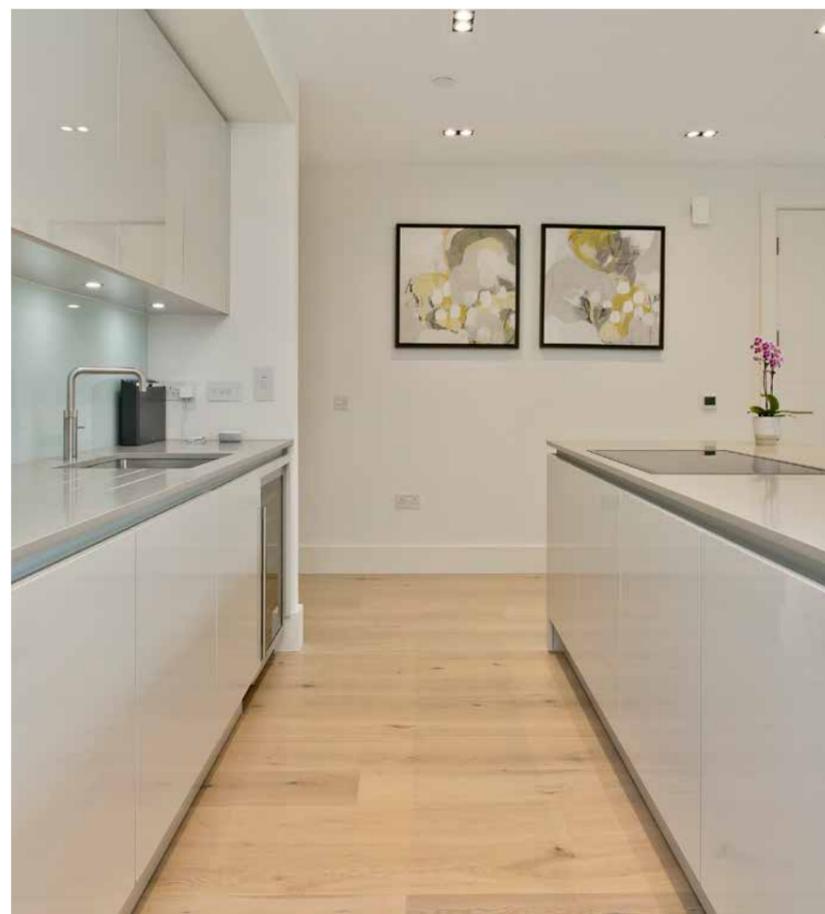
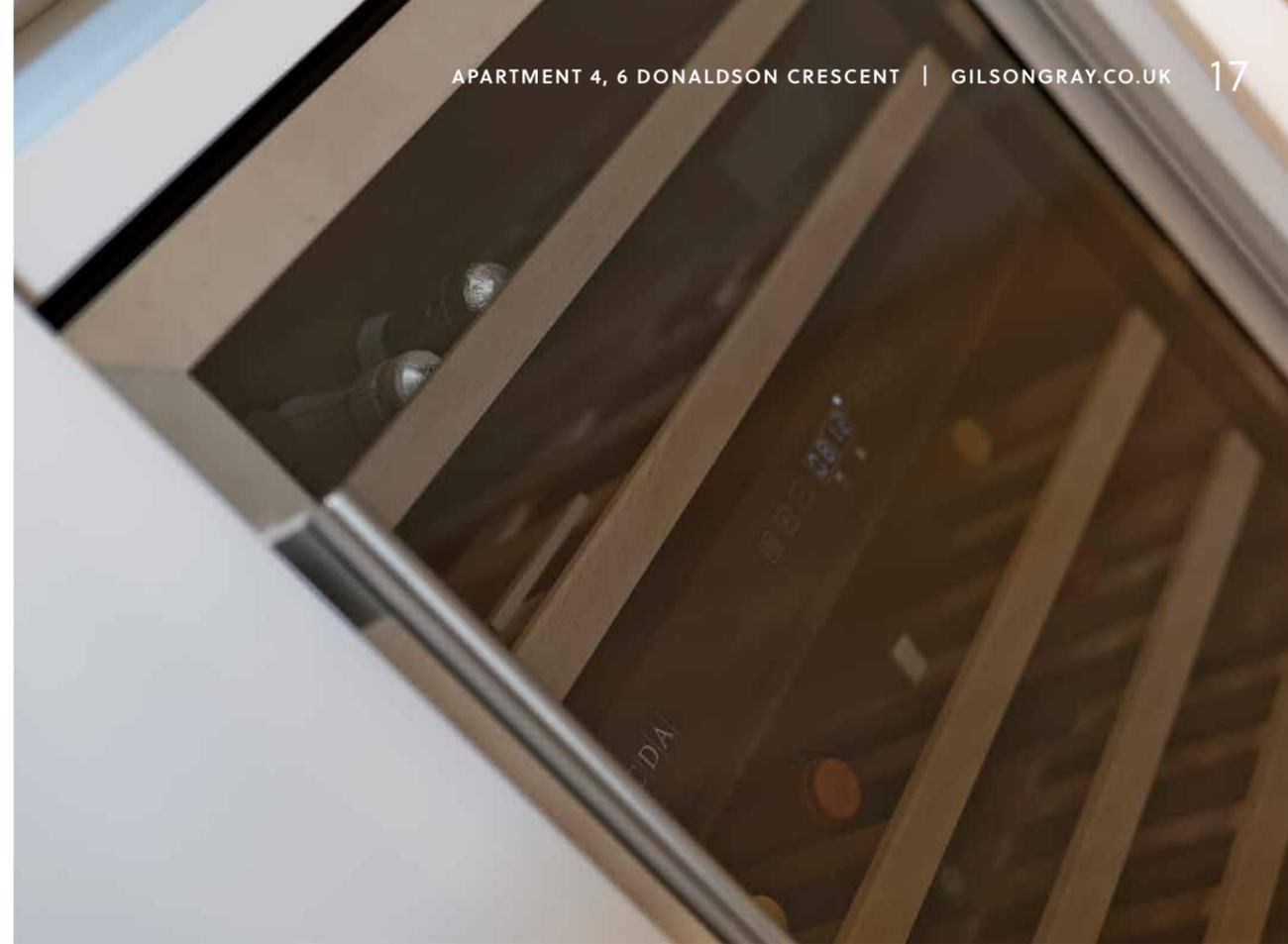
The open-plan reception area is designed to impress, spanning a substantial footprint to combine generous living space, a neatly defined dining area, and a high-specification kitchen. It is fronted by oversized glazed doors, which frame one of the most inspiring views in the city centre – capturing the stunning architecture of the former Donaldson’s Hospital over open grounds to the Pentland Hills. Enjoying a southwest-facing aspect, the room is bathed in lots of natural light too, and it is further enhanced by a blank canvas of décor and deluxe flooring. A staircase from the reception area leads to a charming mezzanine level that looks down onto the living space and out to the turrets and towers of the A-listed building. It has built-in storage, and is perfect as a study or home office area.





A STYLISH BREAKFASTING KITCHEN

WITH HIGH-END GERMAN APPLIANCES



Completed to a high specification, the kitchen has an ultra-modern design by Kitchens International. It is arranged around a central island with a neat breakfast bar, and features handle-less cabinets and luxury worktops, all presented in a sophisticated neutral palette that accentuates the space. In keeping with the fashionable aesthetic, it also has undercabinet spotlights for ambient mood lighting and high-end integrated appliances for a smooth finish. In addition, it has a Quooker boiling water tap and a nearby built-in cupboard, as well as a convenient WC and a laundry room, housing additional storage, the washing machine and tumble dryer.



ELEGANT BEDROOMS

WITH LUXURIOUS FINISHINGS





FOSTERING A TRANQUIL AMBIENCE, ENSURING A PEACEFUL SETTING FOR A QUIET NIGHT'S SLEEP...



Set side by side, the two double bedrooms both enjoy plush carpets and neutral décor enhanced by an elegant accent wall. The large principal bedroom has the added luxury of a dressing area fitted with built-in wardrobes, as well as a four-piece en-suite bathroom. The second bedroom has a built-in wardrobe. Both rooms foster a tranquil ambience, ensuring a peaceful setting for a quiet night's sleep.



**PREMIUM
WASHROOMS**
WITH QUALITY TILE WORK



The city apartment has a family shower room, an en-suite, and a WC – all finished with high-quality fixtures and fittings. Enveloped in porcelain tiles, the shower room is comprised of a hidden-cistern toilet, a floating (storage-set) washbasin, an illuminated mirror, and a step-in double rainfall shower. Equipped with a four-piece suite, the en-suite has similar fittings, adding a bath for added luxury. For optimal comfort, the home has underfloor heating throughout which can be remote controlled.



A NATURAL HAVEN

WITH AN ABUNDANCE OF GREEN SPACE

Set within impressively large garden grounds, that are for communal use, the sweeping landscaped lawns are perfectly manicured and offer residents an abundance of green space on their doorstep, providing a natural retreat from the lively city centre. In addition, the property has two allocated parking spaces in a secure underground car park, which includes electric car charging points. Visitors' parking is also available.

Extras: all fitted floor coverings, select light fittings, integrated kitchen appliances (Gaggenau induction hob with in-built extractor, Gaggenau oven, Gaggenau microwave oven, fridge, freezer, dishwasher, and wine fridge), a washing machine, and a tumble dryer to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.



WESTER COATES

CHARACTERISED BY ITS GRAND VICTORIAN AND EDWARDIAN ARCHITECTURE,
AND BEAUTIFUL GREEN SPACES

Situated west of the bustling Haymarket and the exclusive West End, the desirable residential area of Wester Coates is characterised by its grand Victorian and Edwardian architecture, and beautiful green spaces. Forming part of the historic Coltbridge and Wester Coates conservation area, it is popular with families and professionals alike, owing to its tranquil ambience and fantastic central location. An easy stroll takes you into the city centre, meanwhile the area is served by fantastic public transport, including regular bus routes, tram links, and national rail services from nearby Haymarket station.





Residents enjoy excellent amenities right on their doorstep, from cosmopolitan shopping and nightlife in the fashionable West End, to a charming selection of independent shops and business in neighbouring Roseburn. There's also no shortage of leisure activities, including Murrayfield Stadium (the home of Scottish rugby) and Edinburgh Zoo just along the road. Wester Coates is within the catchment area for prestigious state schools and is also well-placed for some of the finest independent schools in the capital.



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