



# 1/11 Donaldson Drive

West End, Edinburgh, EH12 5FA

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This one-bedroom apartment lies within the impressive Donaldson estate - a historic Edinburgh landmark that is now an exclusive residential community set within 18 acres of elegant shared grounds featuring parkland, landscaped gardens, and secure allocated parking. Its central West End address allows easy access to all the city has to offer. There are also excellent transport links in the vicinity, including the airport tram line and Haymarket rail station. The property and its prime location will be highly appealing to professionals, rental investors, and those seeking a pied-à-terre in the Capital.

The lower ground-floor residence, with a leafy west-facing patio area, enjoys a minimalist finish warmly enhanced by the natural tones of solid oak flooring and exposed feature stonework. It is reached via a secure communal vestibule and an internal entrance hall housing useful storage. The hall flows freely into an open-plan living space and kitchen. Here, there is a flexible area for relaxation, dining, and home working, lit by a charming deep-set window with its double door opening onto a small, secluded, leafy patio area outside. The kitchen is fitted with understated dove-grey units and a white downlit countertop. It is neatly integrated to maximise space and create a neat finish. Appliances include a two-ring induction hob, an eye-level oven, and an under-counter fridge. A washing machine is discreetly hidden in the hall storage. Next to the living area is a double bedroom. An internal window, plus a timber-framed opaque-glass frontage and sliding door, cleverly allow natural light into this cosy sleeping area that is decorated in a mellow shade of ochre. A stylishly tiled shower and steam room completes the home and is accessed from the hall. It incorporates a walk-in rainfall shower, a hidden cistern WC, a wall-mounted basin and mirrored vanity cabinet, and a towel radiator. Finally, the property is heated via efficient under floor heating.

## Features

- Exclusive West End development
- Tasteful naturally-toned décor
- Lower ground-floor apartment
- Secure communal vestibule
- Entrance hall with utility storage
- Open-plan living/dining room and integrated kitchen
- Window opens to a small patio area outside
- Cosy double bedroom
- Stylish shower and steam room
- Shared access to 18 acres of scenic grounds
- A leafy west-facing patio area
- One allocated secure underground parking space
- Under floor heating
- EPC Rating - C

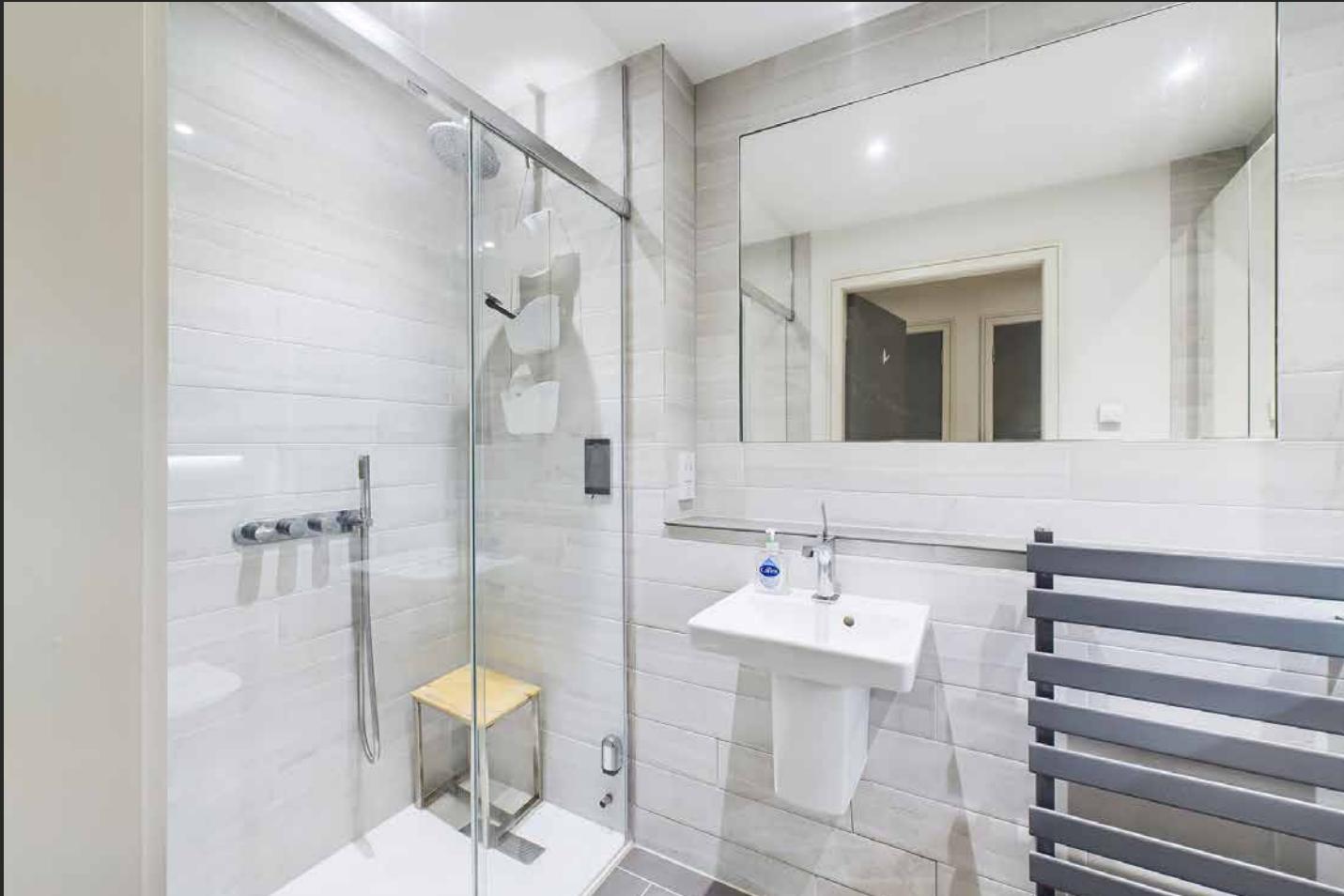




“The Playfair-designed Donaldson’s School  
is now a luxury development,  
set within 18 acres of scenic grounds with  
secure residents’ parking.”







Externally, residents have exclusive use of extensive communal grounds that are beautifully maintained, providing an idyllic haven for outdoor recreation and relaxation. They also enjoy access to two well-appointed communal lounges, on-site bins for landfill and recycling, a secure parking garage with a space allocated to the property, and unrestricted parking for visitors. The car park and building entrance have the added reassurance of CCTV coverage. Additionally, concierge services cover management of all common maintenance issues (arranging suppliers, scheduling of works, follow-ups etc.), as well as organisation of residents' committee meetings and actions, spare key holding, and building access for deliveries and services.

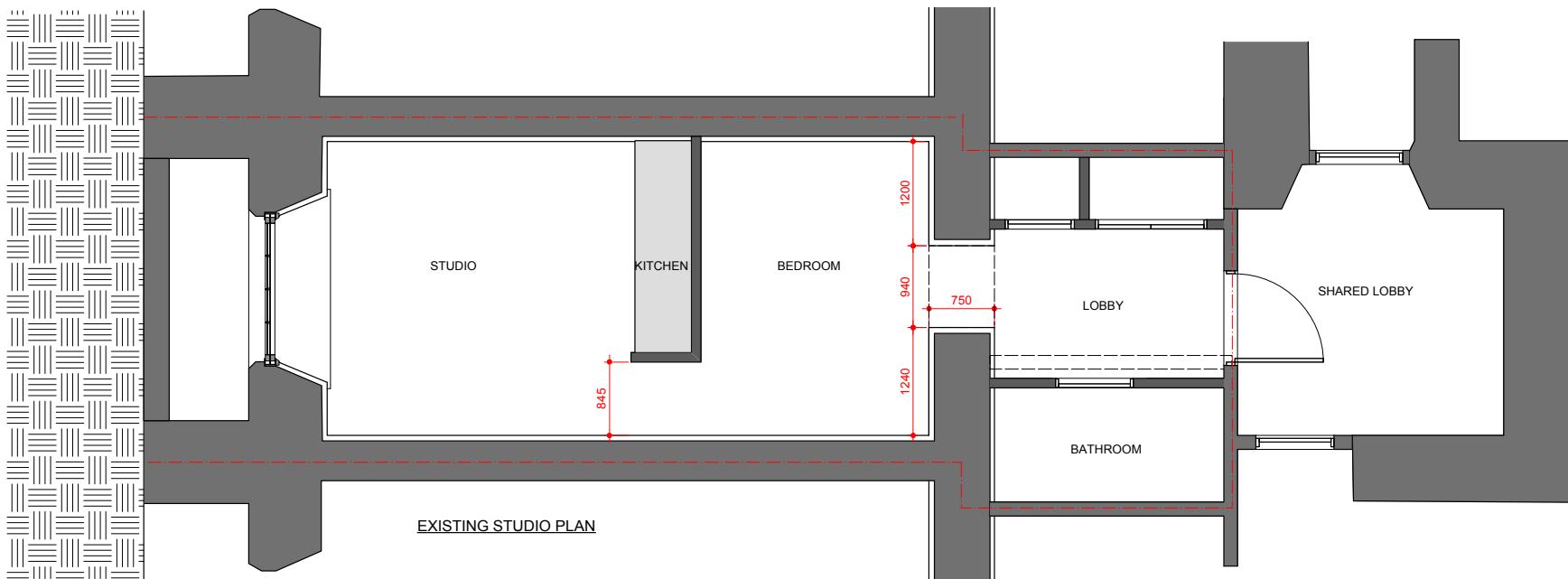
**Extras:** All fitted floor and window coverings, light fittings, and appliances are included in the sale.

## West End, Edinburgh

The West End is a highly sought-after area of Edinburgh's city centre, providing unfettered access to the very best of the capital and its world-class amenities, from the outstanding shopping and entertainment facilities to the leading historical and cultural attractions. It is a stone's throw from Princes Street, where all of the fashionable high-street retailers can be found, and a short walk to George Street, which is home to designer stores and high-end boutiques. Within minutes, you can also escape the thriving bustle of the city, enjoying an idyllic stroll along the Water of Leith to picturesque Dean Village, or a relaxed walk in the nearby Princes Street Gardens set below Edinburgh's world-famous historic castle. There is also the nearby Union Canal walkway that proves popular with cyclists, joggers, and dog walkers, and the playing greens of Inverleith Park, which is slightly further afield, but still within easy walking distance. For entertainment, the West End offers numerous upmarket bars and gourmet restaurants, as well as some of Edinburgh's most renowned theatres and music venues, including the Traverse Theatre, the Lyceum, and Usher Hall. Thanks to its central location, the West End is well served by public transport links, with Haymarket train station close by for travel beyond Edinburgh and a convenient tramline that provides a swift route to Edinburgh International Airport. Regular buses also run day and night connecting to the wider area. The West End is in the catchment for highly-regarded state schools at both primary and secondary levels and is well-positioned for the capital's finest independent schools.



# Floorplan



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## DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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