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THE PLAYFAIR

ONALDSON

SIGNATURE COLLECTION

Apartment S04

Three/four bedroom penthouse apartment

Three/four bedroom penthouse apartment

S I G N A T U R E

COLLECTION

Apartment S04

Enjoy breathtaking vistas and beautiful original period features

Located on the second floor, this beautiful apartment offers spectacular views across to the Firth of Forth and Donaldson's impeccably restored chapel and landscaped gardens. The large and light-filled living room features the original fireplace and working shutters, and exquisite decorative detailing to its high ceiling. A light and bright open plan kitchen includes an island unit. The fourth bedroom/day room is located on the second floor, opening onto the large and private terrace. Enjoy a quiet study area in one of the apartment's iconic turrets, or go up to a viewing space with panoramic vistas of the city via a stone turreted staircase.

Dimensions Total NSA 2,510 sq ft (233.2 sq m)

Living	21' 0" x 16' 11"	(6.41m x 5.16m)
Kitchen / Dining	27' 9" x 10' 3"	(8.47m x 3.12m)
Day Room	20' 6" x 12' 11"	(6.27m x 3.95m)
Master Bedroom	14' 6" x 14' 3"	(4.42m x 4.34m)
Bedroom 2	15' 5" x 13' 9"	(4.72m x 4.20m)
Bedroom 3	14' 9" x 8' 10"	(4.50m x 2.70m)

AT DONALDSON'S The day room/fourth bedroom provides access to the private terrace with views onto the splendour of Donaldson's multitude of turrets Study space and historic roofscape within one of the iconic turrets Original period windows PRIVATE TERRACE DAY ROOM / LIVING AREA STUDY BEDROOM FOUR STORE *bod* Bright and light KITCHEN DINING Remote controlled kitchen Velux windows in dayroom/ fourth bedroom Ħ Original feature fireplace and original working shutters UTILITY in the living area Spacious entrance hall Large, well-appointed utility room

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