

THE
PLAYFAIR

RESTORING OUR HERITAGE



DONALDSON'S
EDINBURGH





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The Playfair at Donaldson's is an outstanding building of palatial elegance. With its majestic character and architectural heritage, located on the western boundary of the Edinburgh World Heritage Site, it is recognised as one of the most important landmark buildings in the city.



Built in the mid-Nineteenth Century, The Playfair building was designed by William Henry Playfair in the style of an Elizabethan Palace. It was widely reported as one of Scotland's great landmarks and is said to have been admired by Queen Victoria.

Its fine quadrangular form creates an attractive internal courtyard, whilst the external elevations are punctuated by the central clock tower and domed turrets which dominate the skyline.



This Category A listed building offers beautifully restored apartments in a wide variety of sizes, each retaining many of the building's original historic features and impressive proportions.

Properties benefit from a contemporary specification, generous ceiling heights, underground parking, full use of the maintained grounds and a convenient concierge service.

FROM VISION TO LEGACY

The long history of Donaldson's began in 1830, when newspaper editor James Donaldson bequeathed his estate to build an orphanage for boys and girls.

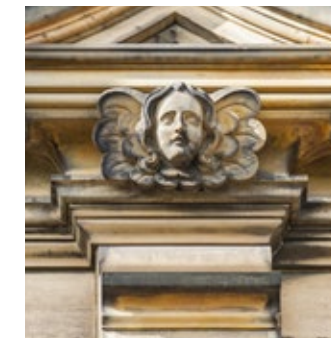
Renowned Edinburgh architect William Henry Playfair was tasked with turning Donaldson's vision into reality, having won a design 'competition'. In reality though, entries were required to be re-drafted over a five-year period until just Playfair remained, leading us to believe that Donaldson's Trust knew who they wanted from the start...

Arguably the most respected and sought-after architect of the time, Playfair is today widely acknowledged as giving Edinburgh its distinctive architectural style.

The Playfair itself is broadly Elizabethan in style, but it also reflects the type of architectural hybrid that was being built during the Victorian period. The combination of architectural styles produced a palatial building of impressive proportions and beautiful façades.

It is said that the building was deemed so magnificent that, at the time, Queen Victoria would have happily swapped it for The Palace of Holyroodhouse.





The stone was sourced locally from Binny Quarry. Craftsmen were tasked with creating the intricate stonework designs.

AN ICONIC RESIDENCE

Originally surrounded by open fields, The Playfair follows the format of many stately homes of the period; an impressive structure mounted on an elevated green area to enhance its sense of grandeur. The surrounding landscaping was dominated by open lawns and minimal planting that served to improve the already impressive views.

True to its creator's renowned design ethos, The Playfair features extraordinary external detailing. The stone was sourced locally from Binny Quarry and craftsmen were tasked with creating the intricate stonework designs. The south-facing elevation is particularly fine.

Octagonal turrets adorn all sides of the building, with feature windows and eye-catching roof domes of copper, which has oxidised over the years to give their distinctive green colour. Whilst not an original feature, these were added in the 1920s as a replacement for the lead originals.

Today, The Playfair at Donaldson's is still a landmark building where history is respected and modernity is embraced. This special place offers a contemporary lifestyle amidst surroundings that are almost 200 years old.



1. **The Playfair**
by City & Country
2. **The Park**
Open lawn, historically known as 'The Field'.
3. **The Parterre Terrace**
A series of low hedges, topiary and ornamental flower beds provide a soft landscaped edge to The Playfair building.



4. **The Morning and Afternoon Terraces**
Formal lawn areas bound by hedges, gravel paths and seating, complete with orchards of mixed fruiting trees, located on the east and west to catch the morning and afternoon sun.



5. **Arboretum**
Inspired by the Victorian era, the arboretum features a selection of individual species of trees.
6. **The Chapel Garden**
Formally landscaped garden that provides the perfect backdrop to the historic chapel.
7. **The Courtyard**
A beautiful formal courtyard including a central water feature, offering residents seclusion and tranquility.



8. **The Crescent**
by CALA Homes



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THE CHAPEL GARDEN

The Chapel is set in its own formal landscape within the Arboretum – a re-interpretation of a Victorian garden, where a combination of large specimen trees and smaller flowering trees frame this impressive section of the building.

PRIVATE OPEN SPACES, CAPTIVATING VIEWS

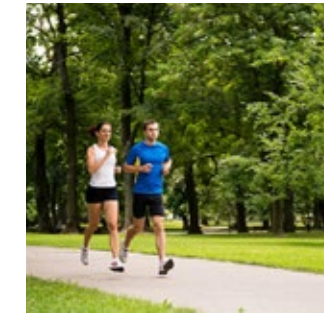
Residents of The Playfair enjoy 16 acres of private parkland. Clipped box hedging and parterres add a formal arrangement whilst balustrade terraces, sweeping lawns and mature trees provide a tranquil landscape in the heart of the city.

Spectacular views of Edinburgh's cityscape are offered from several of The Playfair apartments, including a panoramic vista of Edinburgh Castle, the Pentland Hills and the Firth of Forth from some of the penthouse roof terraces.



THE PARK

To the front of the building there is an impressive expanse of parkland, offering a protective interface with the city beyond and an outside space that can be enjoyed by residents.



THE COURTYARD

The central courtyard retains much of the simplicity and geometry shown within the historic layout – following the concentric paving lines originally drawn by Playfair himself. Minimalist landscaping and a water feature have been introduced to achieve an enhanced and more habitable space for residents to use.

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MORNING AND AFTERNOON TERRACES

At the time of its construction, The Playfair was surrounded by open fields, so to maximise the impressive views of the city and distant hills, the structure was built upon an elevated terrace.



THE PARTERRE TERRACE

The redesigned plinth area provides a softer environment with a more traditional aesthetic through the introduction of an extensive parterre garden, incorporating low hedging, topiary and flower beds.

MODERN SPACE IN AN HISTORIC SETTING

Each apartment in The Playfair has been designed to optimise natural light, making the most of the period windows and impressive proportions of the historic building.

The contemporary design of the apartments provides a striking contrast to the building's exterior. The living spaces have been stylishly designed to be practical and functional for modern life.



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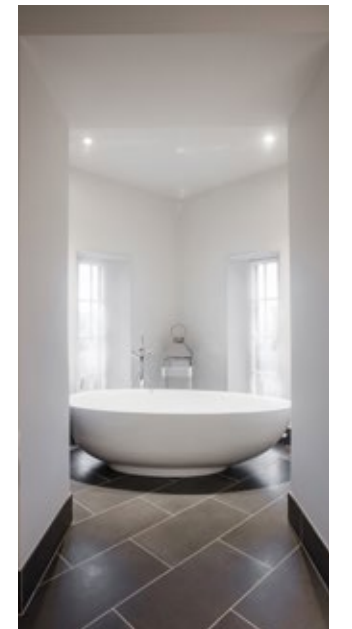
YOUR NEW HOME IN DETAIL



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The historic character of this iconic building has been retained and restored where possible, with properties boasting features such as renovated windows and doors, corning, wainscot panelling and fireplaces.

From the studios to the penthouses, the apartments within The Playfair at Donaldson's benefit from an impressive specification. All flooring, tiling and integrated appliances are included as standard.



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ELEGANTLY PRESENTED
City & Country's Interior Design team has made the most of the beautiful period features, whilst creating stylish contemporary interiors.

These exquisite homes have individually designed bespoke kitchens. Bathrooms are modern and understated, featuring soft colours and quality brands.



1. **The Playfair**
Landmark development by City & Country.
2. **Haymarket Transport Hub**
Connecting the West End with Edinburgh and beyond.
3. **George Street**
Prime retail and leisure.
4. **Multrees Walk**
The city's most prestigious shopping district.
5. **Princes Street**
The capital's most iconic shopping street.
6. **Scottish National Gallery**
Designed by William Henry Playfair and home to many great works of art.
7. **Calton Hill**
One of the city centre's most visited and spectacular vantage points.
8. **Waverley Train Station**
Connections to England and beyond.
9. **Edinburgh Castle**
An historic fortress which dominates the skyline.
10. **Usher Hall**
One of Scotland's most historic and famous music venues.
11. **Edinburgh International Conference Centre**
World-class conference and event facilities.
12. **Scottish Parliament**
Centre of Scottish politics.
13. **The Palace of Holyroodhouse**
Official residence of Her Majesty The Queen in Scotland.
14. **Arthur's Seat**
Offering panoramic views of the city and beyond.

CAPITAL CONNECTIONS

The Playfair at Donaldson's is ideally located just seven minutes' walk from Haymarket station, with its direct services to Edinburgh city centre, Glasgow, London and beyond.

It is also within walking distance of the city's wealth of shops and leisure facilities, so you can immerse yourself in art, culture or retail therapy whenever you feel the need.



7
minutes

Haymarket Station



14
minutes

National Museum of Scotland
Edinburgh Playhouse
Edinburgh New Town



15
minutes

Edinburgh International Conference Centre
Murrayfield Stadium
Edinburgh Old Town
Edinburgh Castle



18
minutes

Scottish National Gallery of Modern Art



19
minutes

Calton Hill
Palace of Holyroodhouse



21
minutes

Usher Hall
Fountain Park Leisure Complex



CONNECTIONS

≡ HAYMARKET
7 minutes | 2 minute

≡ EDINBURGH WAVERLEY
30 minutes | 15 minutes

≡ GLASGOW QUEEN STREET
47 minutes from Haymarket

≡ MANCHESTER PICADILLY
192 minutes from Haymarket

≡ LONDON KINGS CROSS
264 minutes from Haymarket

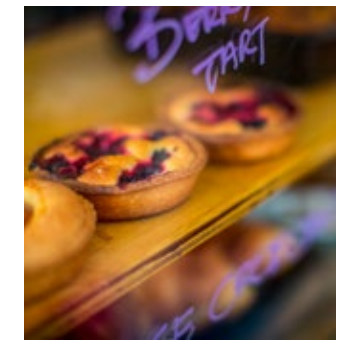
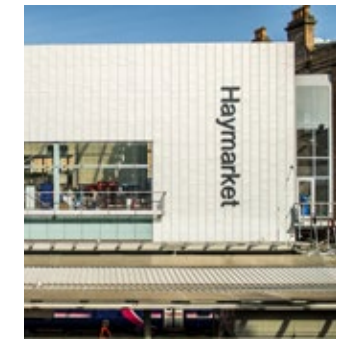
NATIONAL & INTERNATIONAL

✈ EDINBURGH AIRPORT
25 minutes | 30 minutes

✈ LONDON STANSTED
75 minutes

✈ BIRMINGHAM
75 minutes

✈ PARIS
115 minutes



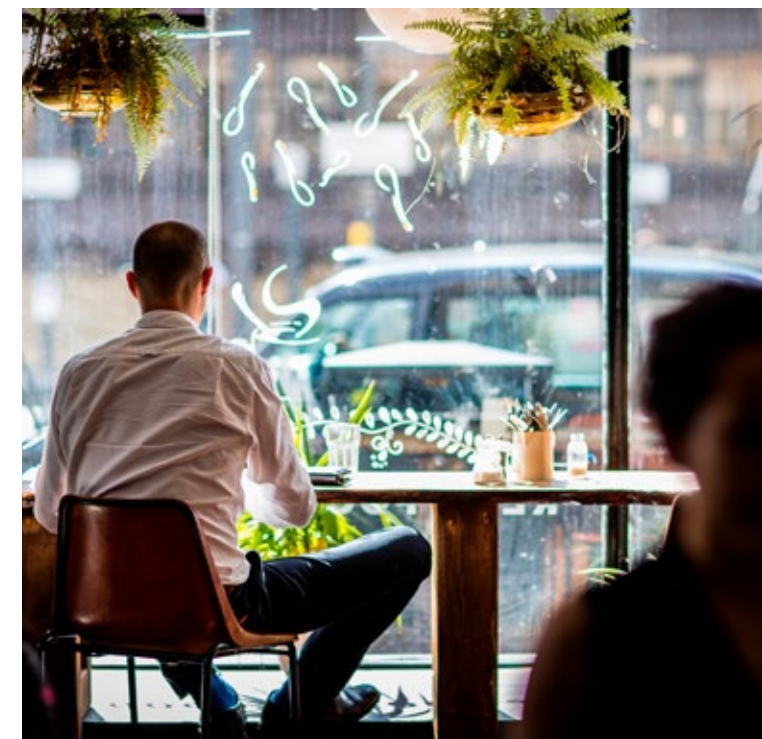
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LOCATION IS EVERYTHING

Whether it is the luxury of having high culture, fine dining and exclusive shopping on your doorstep; or the opportunity to be immersed in the many festivals, exhibitions and outdoor events that take place in Edinburgh; Wester Coates and The West End has it all.

Chic, sophisticated and anything but ordinary, this vibrant quadrant of Edinburgh is home to a diverse range of boutique eateries, coffee shops and bars, with something for even the most discerning of palates.



A HEADY MIX OF HERITAGE, STYLE AND OPPORTUNITY
 Edinburgh's creative heart is just minutes from The Playfair with an ever growing collection of independent shops, cafés, fashion boutiques, vintage stores and specialist restaurants to explore.

DISCOVER THE TRUE CHARACTER OF EDINBURGH

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Presided over by its imposing castle, Edinburgh offers everything you would expect from Scotland's capital city. Home to the Scottish Parliament, it boasts the UK's largest financial centre outside London.

The city's outstanding architectural heritage has earned its medieval Old Town and elegant Georgian New Town UNESCO World Heritage Site status.

Cosmopolitan Edinburgh is brimming with world-class retail, culinary and cultural opportunities, and attracts over one million overseas visitors annually. Each year it hosts the Edinburgh International Festival and the famous Fringe, as well as its spectacular Hogmanay street celebrations.

From the Scottish National Gallery and the National Museum of Scotland to theatres such as the Edinburgh Playhouse and Traverse Theatre, there is so much to see and do all year round.



A VIVACIOUS COCKTAIL OF HISTORY, ART AND CULTURE

Edinburgh is a city of dramatic contrasts. And when contrasts sit side-by-side, something spectacular happens. It's this drama that gives Edinburgh its distinctive character.

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ESCAPE TO THE GREAT OUTDOORS

Edinburgh is not all about the city. Venture outside and find yourself in the heart of some of the country's most spectacular scenery.

From the tranquil surroundings of Arthur's Seat to the striking backdrop of the Pentland Hills and further afield, there's plenty of opportunity to leave the bustling city behind and enjoy a more relaxed pace of life.



SMALL DETAILS MAKE A BIG DIFFERENCE



Within The Playfair at Donaldson's we have ensured a seamless blend of the historic with the contemporary. We have used sleek kitchens and bathrooms to complement the overall layouts and enhance the elegant atmosphere created by the proportions of the historic building. The homes are designed to maximise space and natural light with a fully inclusive specification which is hard to find in modern developments. 9

Liz Freeman
Interior Design Manager
City & Country

It has been a privilege to work with this impressive landscape and to gently reinforce its prominence as an integral part of 21st Century Edinburgh. The 19th Century landscape of Donaldson's was one that depicted a rural 'estate' providing a protective escape from the city of the time. Although the city limits have grown, the distinctive landscape setting in so many ways still aims to provide this most basic of functions of protection and escapism. 9

Pol MacDonald
Director
OPEN Landscape Architects



City & Country has a thoroughly well-deserved reputation as an outstanding heritage developer, particularly of challenging sites with nationally important historic assets. We deliver these projects with a genuine passion via a team of accomplished, highly professional specialists. I am proud that we sensitively add value to very special places, to be enjoyed today and cherished by future generations. 9

Helen Moore
Managing Director
City & Country



My passion for listed and historic buildings is well known which is why I have been delighted to see, at first hand, the work of City & Country over the past few years. Many of the magnificent buildings and historic estates in which they are involved would have fallen into disrepair without their intervention. City & Country's commitment to detail and integrity in undertaking the restoration is second to none. 9

George Clarke
Channel 4's Restoration Man
City & Country Ambassador

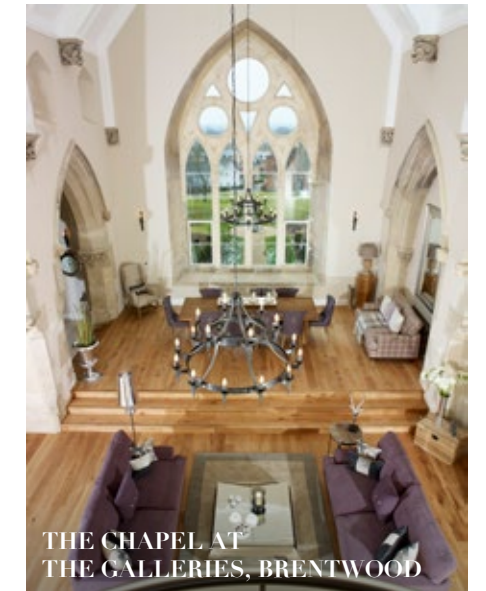
CREATING SPECIAL PLACES

City & Country has a genuine passion to conserve and restore Britain's architectural heritage. Embracing the best of the present, through exceptional design and build standards, it sensitively adds value to special places, to be enjoyed today and cherished by future generations.

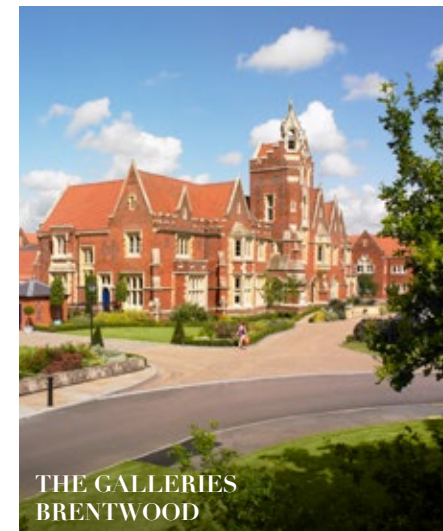
City & Country is a family-owned business with over 50 years' experience in the restoration and conversion of historic and listed buildings. Through its track record of delivering successful projects, the business is now recognised as the leading heritage developer in the UK. The company works very closely with heritage specialists, local authorities, and conservationists to find sustainable uses for historic and listed buildings, bringing them back into beneficial use.



KING EDWARD VII ESTATE, MIDHURST



THE CHAPEL AT THE GALLERIES, BRENTWOOD



THE GALLERIES BRENTWOOD



BENTLEY PRIORY STANMORE



BALLS PARK HERTFORD



SUNDRIDGE PARK MANSION BROMLEY

T H E
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The Playfair at Donaldson's
West Coates, Edinburgh
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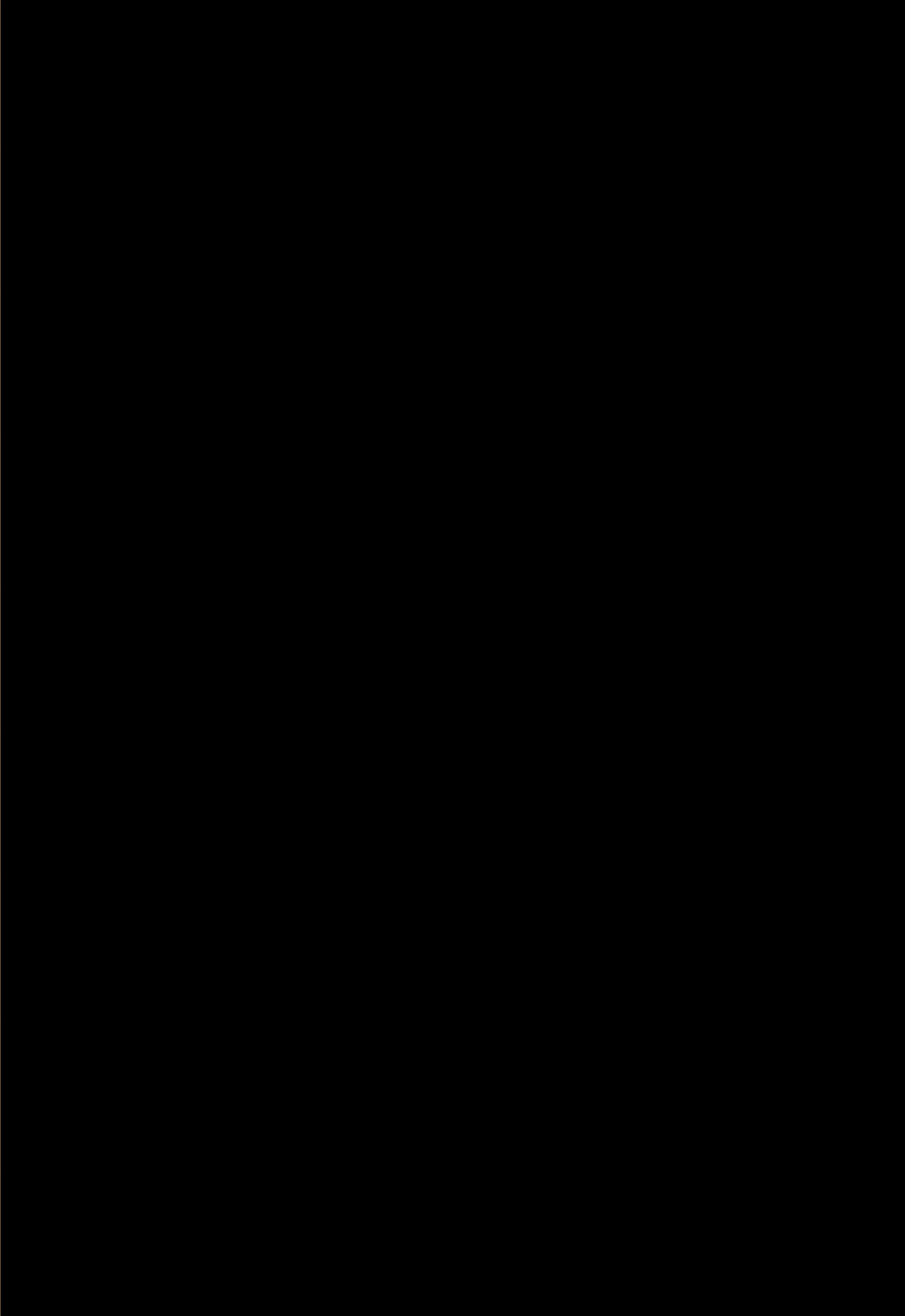
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CITY & COUNTRY

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk

The information in this document is intended to act as a guide only to the finished product. Accordingly due to the City & Country policy of continual improvement the finished product may vary from the information provided and City & Country reserves the right to amend the specification. This development includes communal land and/or shared facilities. A management company will be set up by City & Country to ensure that these areas are continually managed to a high standard. This information does not constitute a contract, part of a contract or warranty. January 2018.



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