

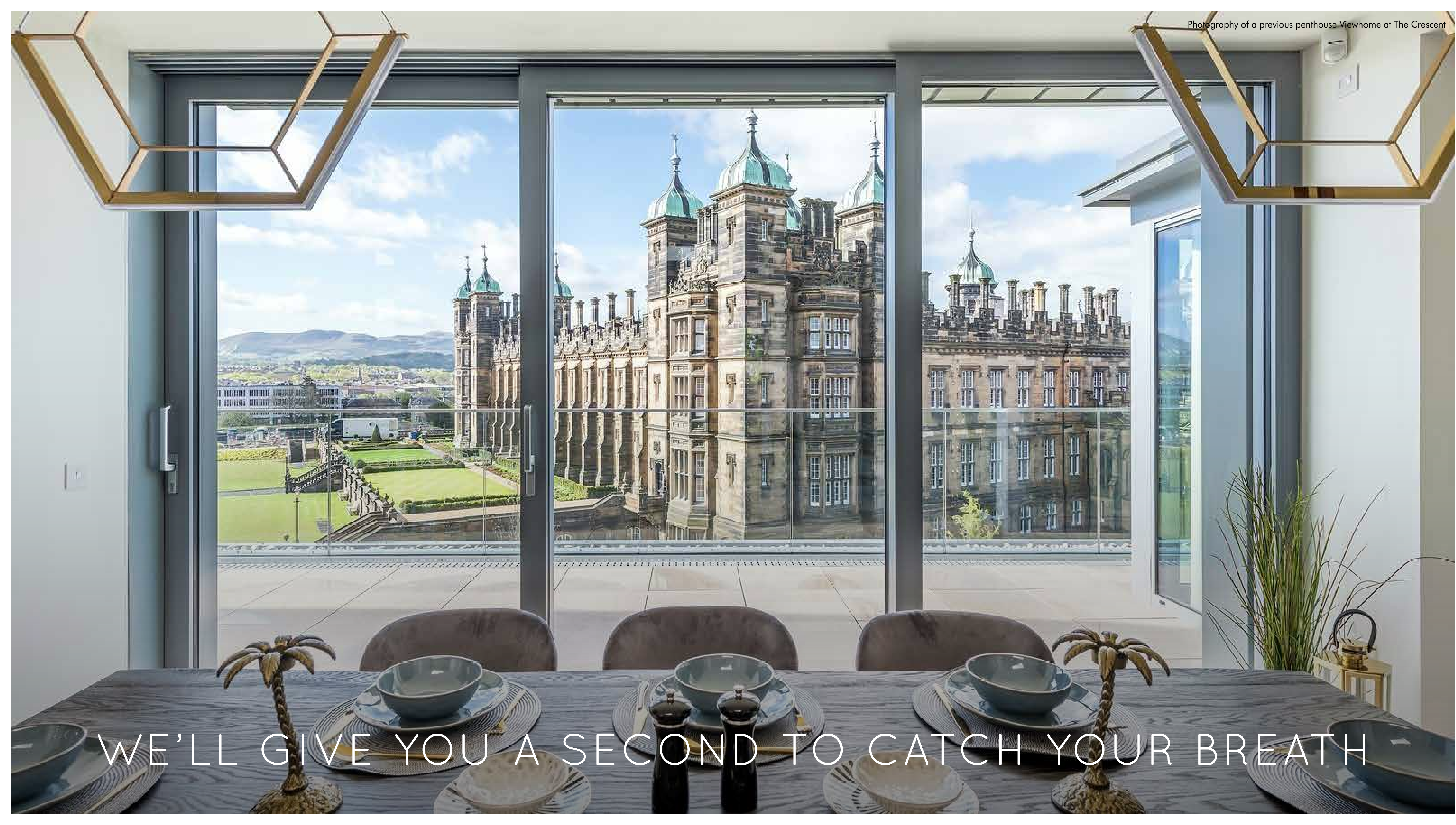


7/06 THE CRESCENT

WELCOME TO THE ULTIMATE PENTHOUSE

THE CRESCENT AT DONALDSON'S,
WEST COATES, EDINBURGH, EH12 5FB

CALA



WE'LL GIVE YOU A SECOND TO CATCH YOUR BREATH





Photography of a previous penthouse Viewhome at The Crescent



Photography of a previous penthouse Viewhome at The Crescent



Lifestyle photography at The Crescent

Exceptional penthouse styling, with a spectacular sense of space, light and freedom. Luxurious open plan living areas and beautiful bedrooms. Your own private lift entrance, opening up to a fully glazed lobby with spectacular 180° panoramic views, and onto your personal rooftop terrace...at the most highly desired address in Edinburgh. 7/06 The Crescent. It will take your breath away.



Lifestyle photography at The Crescent



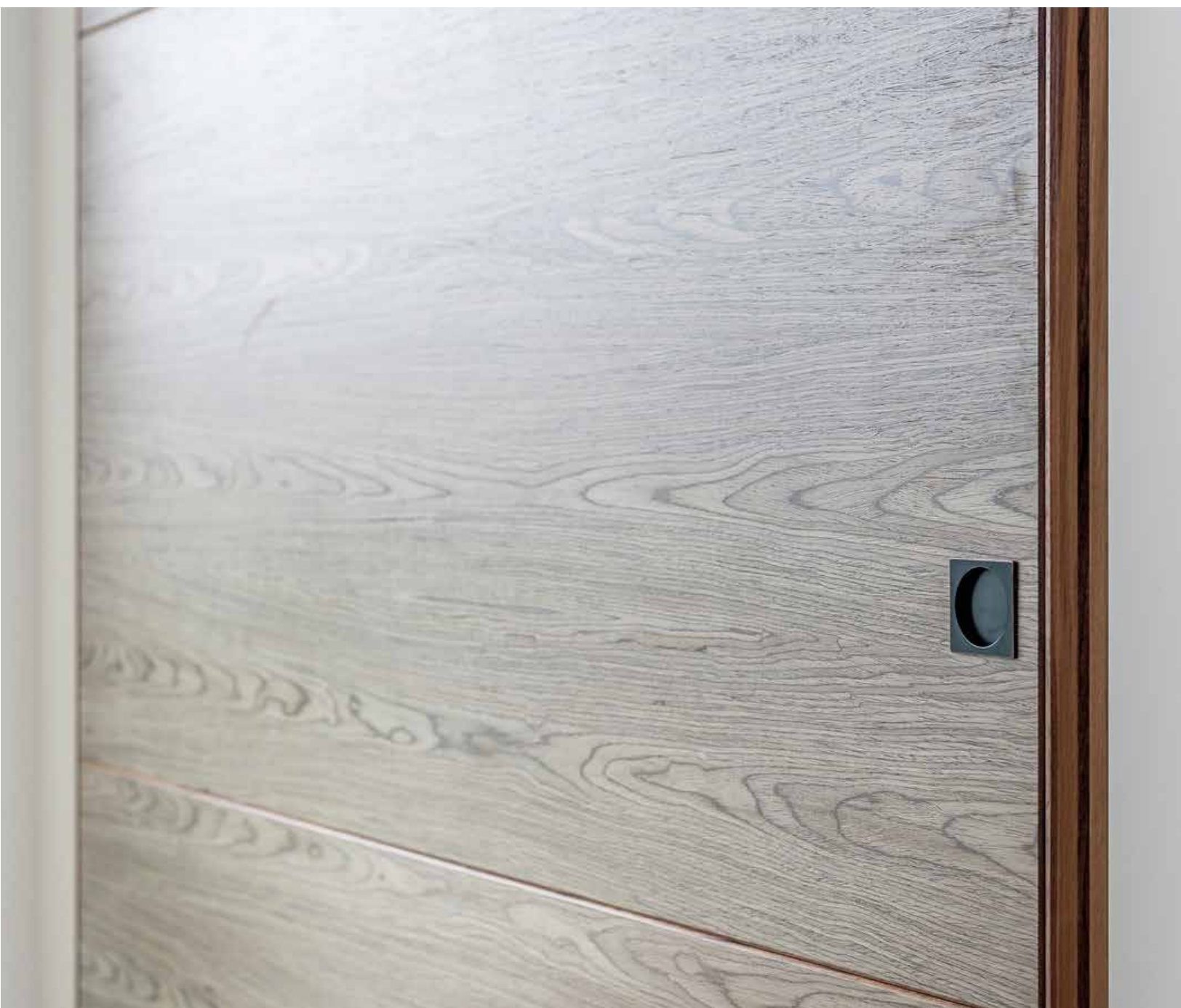
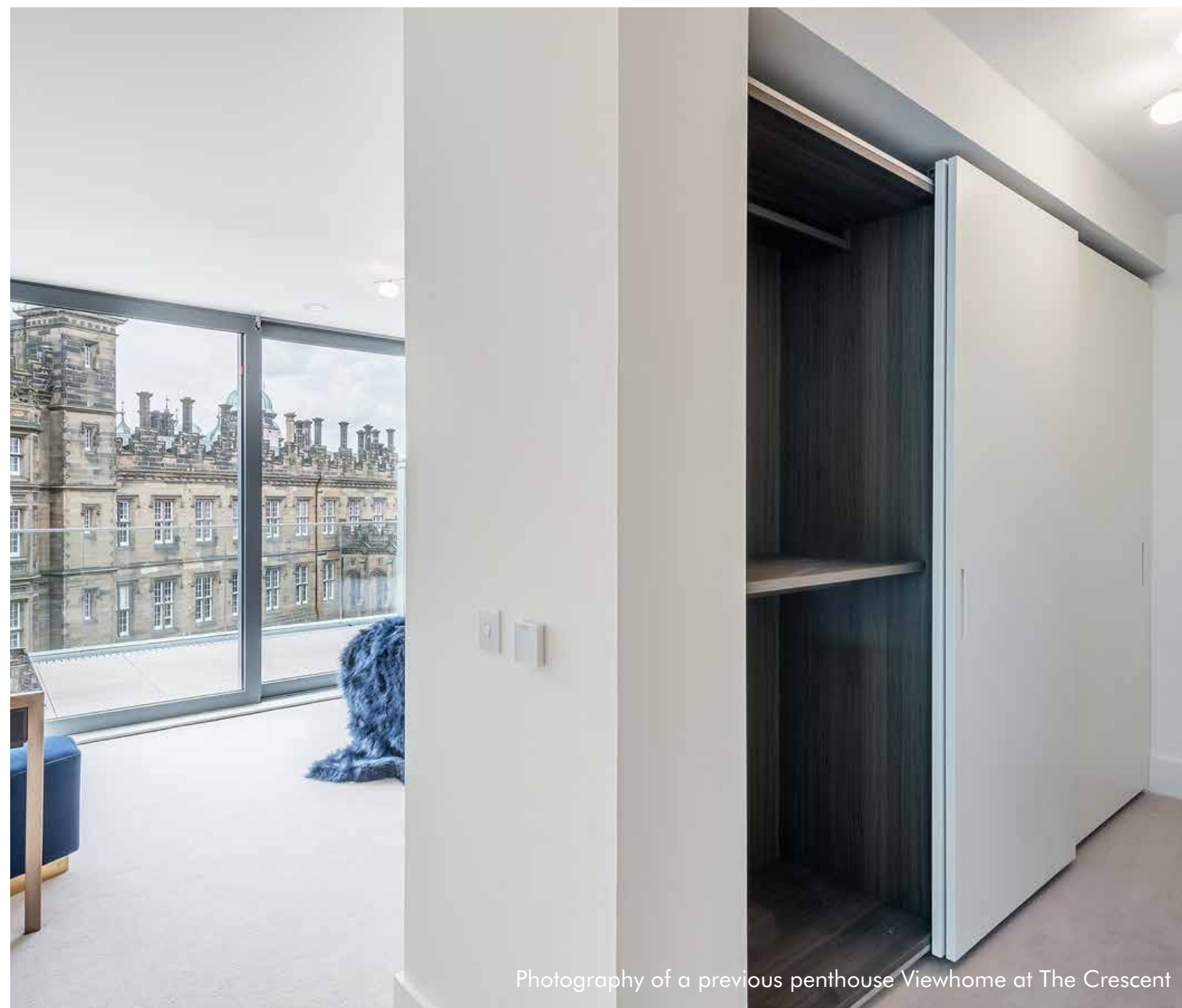
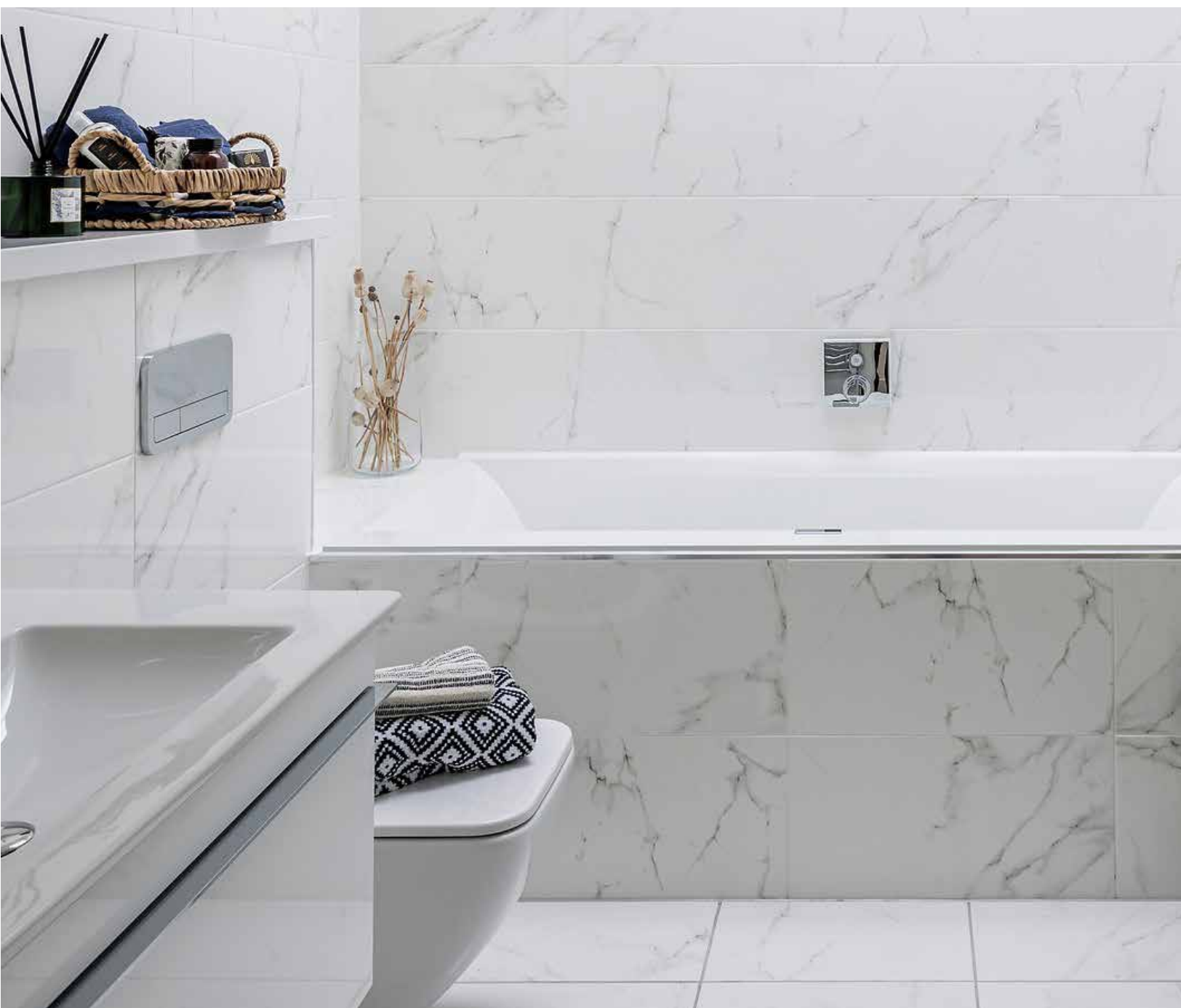
Computer generated image of 7/06 The Crescent



Photography of a previous penthouse Viewhome at The Crescent



A NEW LEVEL OF LUXURY



7/06 The Crescent

- 3 bedroom penthouse - 2655sq ft (245m²)
- 3 bathrooms
- Expansive triple aspect terrace - 2693sq ft (250m²)
- Private stair and direct lift access
- Dual aspect, barrel-vaulted living space
- Adjoining sunroom, connecting to terrace
- Exceptional specification including Gaggenau appliances & underfloor heating
- Spectacular views of the 18 acre Donaldson's estate, city skyline & Pentland Hills
- Secure, allocated underground parking - 2 parking spaces with EV charging provision



Photography of a previous penthouse Viewhome at The Crescent



Photography of a previous penthouse Viewhome at The Crescent



Photography of a previous penthouse Viewhome at The Crescent

Lavish flexible spaces abound in this, the ultimate penthouse. A spectacular, enhanced-height living area with barrel-vaulted ceiling and glass facades to front and rear brings a real wow factor. The expansive private outdoor terrace connects to a sunroom flooded by light all year round, with amazing views. This is complemented by an impressive studio-designed kitchen, dining and adjacent family room.



Photography of a previous penthouse Viewhome at The Crescent



Lifestyle photography at The Crescent



Photography of a previous penthouse Viewhome at The Crescent

THE HEIGHT OF FASHION & STYLE

All three generously sized and stylishly appointed bedrooms are en suite, and the largest features fashionable walk-in wardrobes. It opens out onto a front-facing private terrace, too, offering broad vistas over the celebrated Donaldson estate – 18 acres of elegant grounds featuring the palatial Playfair building, right in the fashionable heart of the city.

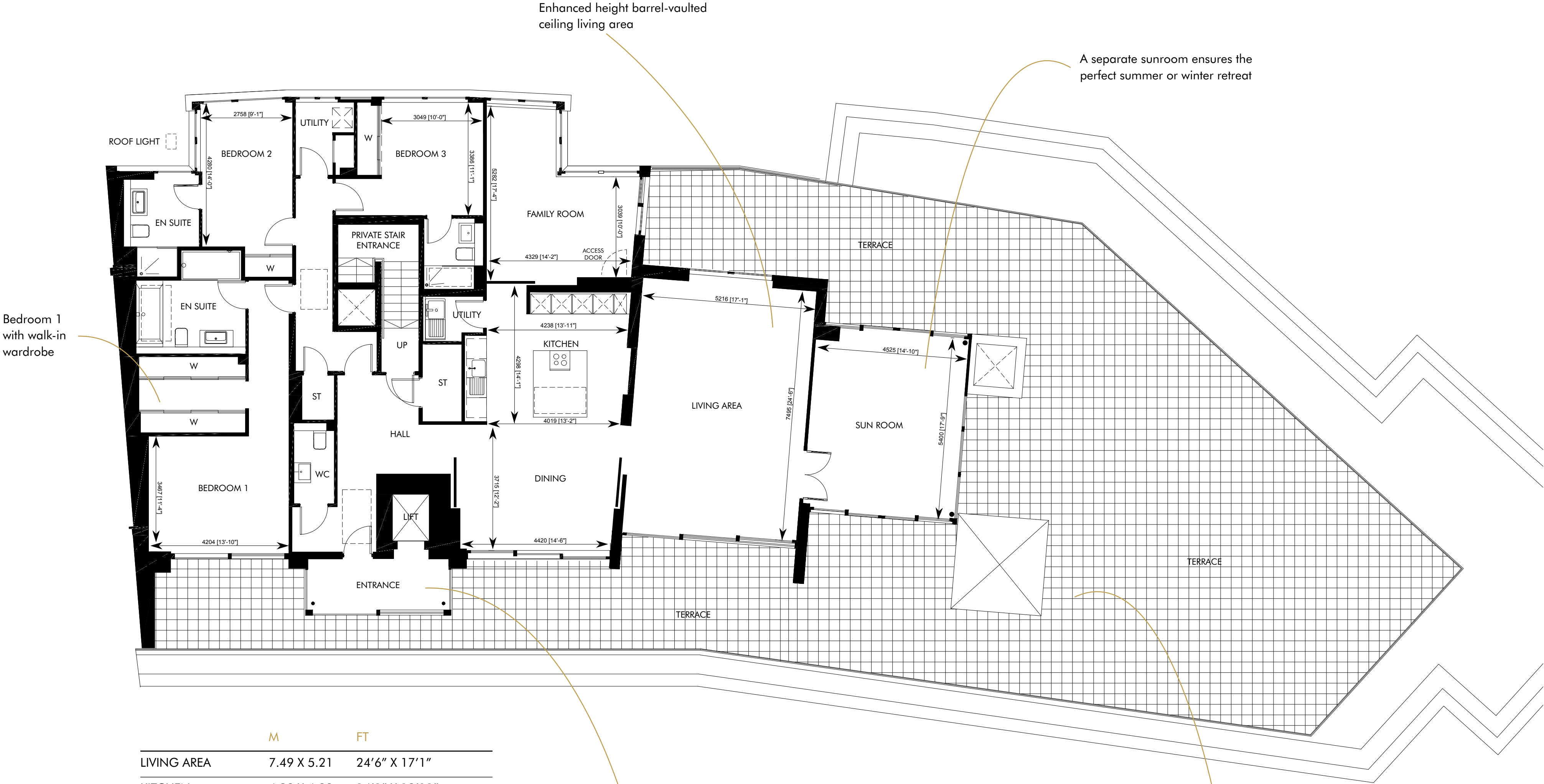


Photography of a previous penthouse Viewhome at The Crescent

ELEVATING STANDARDS THROUGHOUT



7/06 CRESCENT



	M	FT
LIVING AREA	7.49 X 5.21	24'6" X 17'1"
KITCHEN	4.29 X 4.23	14'1" X 13'11"
DINING	4.42 X 3.71	14'6" X 12'2"
FAMILY ROOM	5.28 X 4.32	17'4" X 14'2"
SUN ROOM	5.40 X 4.52	17'9" X 14'10"
BEDROOM 1	4.20 X 3.46	13'10" X 11'4"
BEDROOM 2	4.28 X 2.75	14'0" X 9'1"
BEDROOM 3	3.38 X 3.04	11'1" X 10'0"



Photography of The Crescent, Edinburgh



THE CRESCENT AT DONALDSON'S

THE PLAYFAIR BUILDING

GEORGE ST

ST MARY'S CATHEDRAL

WAVERLEY STATION

PRINCES ST

HOLYROOD
PALACE

EDINBURGH
CASTLE

SCOTTISH PARLIAMENT

HAYMARKET
STATION

EDINBURGH
INTERNATIONAL
CONFERENCE
CENTRE

ARTHUR'S SEAT

UNIVERSITY
OF EDINBURGH

THE
CRESCENT

Aerial view of Edinburgh with computer generated image of The Crescent

AN ICONIC COUNTRY ESTATE IN A HISTORIC CITY SETTING

The Crescent sits elegantly in an enviable location, set in the parklands of Donaldson's estate, an oasis of green within Edinburgh's celebrated UNESCO World Heritage site. Scotland's capital city is renowned for its landmarks and architecture, its festivals and Royal Mile, its shops and bustling social, sporting and entertainment scenes – and 7/06 The Crescent is the perfect place to enjoy every aspect of its high life.






FEELING ON TOP OF THE WORLD


This is a once in a lifetime opportunity to own a sophisticated and tranquil skyline retreat, just a short stroll from Scotland's most vibrant city centre. The perfect balance of the best things in life, a penthouse that stands out above all others – where you will feel perfectly at home, on top of the world. There is only one 7/06 The Crescent, the ultimate in Edinburgh city living. A truly unique property.



Photography of the view from The Crescent

GETTING AROUND

 By train and tram: the Haymarket travel interchange, a few minutes walk from The Crescent, offers London and local rail services, along with trams to the airport.

 By air: Edinburgh Airport, 'where Scotland meets the world', is just 6.1 miles away – around 30 minutes by train or tram.



KITCHEN & UTILITY ROOMS

- Kitchens International studio-designed kitchen
- Kitchens International island with back-flip sockets and USB ports
- Leicht ‘Contino’ handleless soft close* wall and drawer units with oak cutlery tray
- Silestone kitchen worktop with stainless steel undermount sink and grooved draining area
- Quooker ‘Fusion’ tap
- Glass splashback
- LED under-unit lighting
- Gaggenau touch-control induction hob (as selection already made)
- Gaggenau electric oven
- Gaggenau combination microwave oven
- Gaggenau warming drawer
- Siemens integrated fridge/freezer
- Siemens integrated dishwasher
- Siemens washing machine and stacking Siemens tumble dryer
- Dual-temperature free standing wine cooler
- Ceiling-mounted island extractor
- Porcelanosa ceramic floor tiling to utility room

BATHROOMS & EN SUITES

- Villeroy & Boch ‘Venticello’ sanitaryware
- Villeroy & Boch ‘Venticello’ vanity unit with Hansgrohe lever mixer tap
- Villeroy & Boch ‘Squaro Edge’ bath with pop-up waste and Hansgrohe bath/shower mixer handset
- Kudos ‘Inspire’ bath screen (as design dictates)
- Hansgrohe showerhead with concealed shower valve
- Kudos ‘Pinnacle’ or ‘Ultimate’ shower screen (slider or pivot door, as design dictates)
- Enamelled steel shower tray
- Mirrored wall cabinet with built-in shaver socket, illuminated mirror, demister pad and speakers with Bluetooth connectivity to main bathroom and bedroom 1 en suite
- Chrome towel warmers to main bathroom and en suites (as design dictates)
- Porcelanosa full height tiling
- Porcelanosa fully tiled floors to all bathrooms and en suites
- Soft close toilet seats

DECORATION

- Walnut veneer enhanced height solid core apartment entry doors
- White enhanced height prefinished solid core grooved internal doors
- Karcher ‘Madeira’ Ironmongery throughout
- Internal walls and ceilings finished in white emulsion
- Sills, facings and enhanced skirtings finished in white satinwood
- Timber stair handrails
- Kahrs lacquered engineered oak flooring to all living areas, hallway and internal stairs (excludes wet areas and bedrooms)
- Bedrooms carpeted
- Clerestory glazing to vestibule area (as design dictates)

WARDROBES

- Imported Italian white enhanced height pre-finished wardrobes

ELECTRICAL

- Underfloor heating system
- White slimline faceplates
- Low energy downlights, pendants and recessed LED lighting (as design dictates)
- Integrated shaver socket to main bathroom and bedroom 1 en suite
- Stand alone shaver socket to secondary en suites
- Media plate provision to main lounge/living area, kitchen/family area, bedroom 1 and study/home working areas
- Structured cabling to allow for future personalisation of audio/visual home technology
- Centralised ventilation and heat recovery system
- Photovoltaic panels to penthouses
- Doorbell and chimes at main apartment door entrance

SAFETY & SECURITY

- Video door entry and access control system
- CCTV provision to underground car park, car park entrance and external ground floor main entrances
- Ceiling-mounted flush-fit integrated sprinkler heads
- Direct dial security alarm system to all properties (small optional monthly charge applies)
- Mains powered smoke detectors
- Carbon dioxide monitor to bedroom 1
- Secure allocated private parking within underground car park

EXTERNALS

- Custom made main entrance front doors in stained timber
- Enhanced height double glazed frontage to each living area including sliding glass doors
- Fully reversible windows within aluminium frames to rear
- Granite paving to footpaths and front entrance
- Terraces to upper floors, finished with porcelain paving slabs (as design dictates)
- External electrical socket and lighting to all patio and terrace areas
- Exterior cold water tap (as design dictates)

A factoring company will be appointed to maintain all common areas, with an annual fee payable by residents

DISCOVER A WHOLE NEW LIFESTYLE AT 7/06 THE CRESCENT

To find out more give us a call on 0131 341 1863

The Crescent, West Coates, Haymarket, Edinburgh, EH12 5FB

CONSUMER
CODE FOR
HOME BUILDERS
www.consumercode.co.uk

