



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**33 DRYDEN GARDENS**

Leith, Edinburgh, EH7 4PP





Located on a quiet cul-de-sac, this main-door double upper villa, arranged over the first and second floors, is situated in sought-after Leith. It offers two reception areas, a kitchen, three bedrooms, and a bathroom, as well as a private garden (with a multipurpose garden pod) and unrestricted on-street parking. The villa enjoys modern fixtures and fittings and a tasteful colour palette, representing an appeal city home for those looking for a quiet retreat that is still within easy reach of excellent amenities. Leith is home to an eclectic array of shops, excellent schools, pubs and restaurants, and transport links.

Extras: Integrated kitchen appliances comprising a double oven, hob, extractor hood, and dishwasher will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.

## FEATURES

- Main-door double upper villa in Leith
- Well-presented, modern interiors
- Ground-floor entrance and first-floor hall with storage
- Southwest-facing living room
- Versatile dining/family room
- Attractive, modern kitchen
- Three well-presented bedrooms
- Bathroom with shower-over-bath
- Private garden with multipurpose garden pod, wood store, and shed
- Access to unrestricted on-street parking













"MAIN-DOOR DOUBLE  
UPPER VILLA WITH THREE  
BEDROOMS, A BATHROOM  
WITH SHOWER-OVER-BATH  
AND A PRIVATE GARDEN."









EPC RATING:

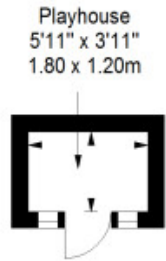


COUNCIL TAX BAND:

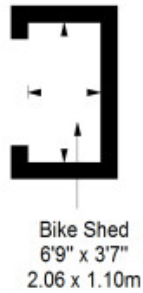


VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

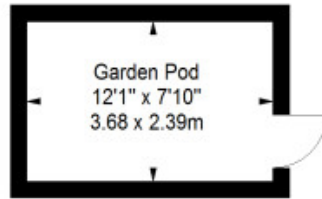
**Playhouse**  
Approx. 2.2 sq. metres (23.7 sq. feet)



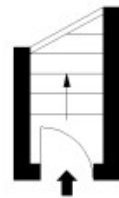
**Bike Shed**  
Approx. 2.3 sq. metres (24.8 sq. feet)



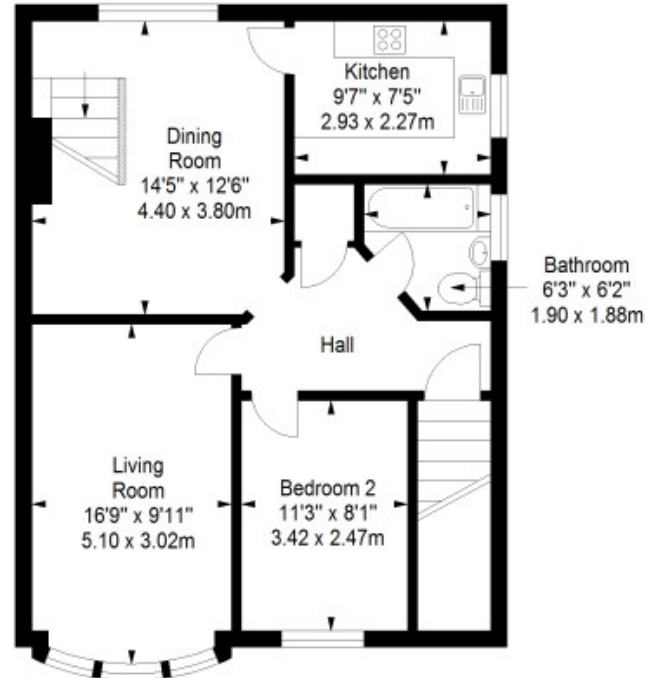
**Garden Pod**  
Approx. 8.9 sq. metres (95.8 sq. feet)



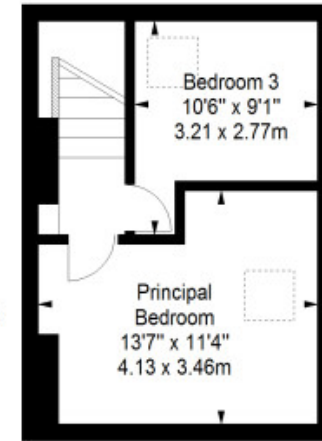
**Ground Floor**  
Approx. 2.3 sq. metres (24.8 sq. feet)



**First Floor**  
Approx. 64.2 sq. metres (691.0 sq. feet)



**Second Floor**  
Approx. 25.0 sq. metres (269.1 sq. feet)



Total area: approx. 104.9 sq. metres (1129.2 sq. feet)



GILSONGRAY.CO.UK

## EDINBURGH

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EH1 2BW  
0131 516 5366



## GLASGOW

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G2 2HQ  
0141 530 2021



## EAST LOTHIAN

33 Westgate  
EH39 4AG  
01620 893 481



## DUNDEE

2 West Marketgait  
DD1 1QN  
01382 201 000



## BORDERS

01890 880 008



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