



32/35 Dryden Street, Edinburgh, EH7 4GQ



Welcome

The Tram Sheds is the final phase of industrial-style apartments nestled within the thoughtfully restored, iconic historic tram depot in vibrant Leith. Recently recognised as Scotland's Award-Winning Renovation of the Year 2024, it blends modern living with rich heritage.

2-bedroom apartments and duplexes

Architecturally distinctive, urban Community

Industrial-style fixtures and fittings

Original architectural features

Secure private courtyard

Bustling cafés, bars, and restaurants on the doorstep

Just a 2-minute walk to tram link for travel to the city centre





Leith

Conveniently located on Leith Walk - one of Edinburgh's most exciting new places to live - The Engine Yard delivers the ultimate urban lifestyle.

- A hive of creativity and cultural diversity
- Eclectic shops and eateries on the doorstep
- Close to the retail paradise known as St James Quarter
- 15-minute walk to the city centre and Waverly Train Station
- 2-minute walk to McDonald Road tram stop

Extras

Integrated appliances. Fridge and freezer, extractor hood, induction hob, electric oven, dishwasher and washer drying in laundry area.

Viewing by appointment. Call 07884 247419.



Get in touch

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Property Hub:

25-27 High Street, Dalkeith
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Bruntsfield Office:

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Edinburgh EH10 4EQ

 **CHARTERED FIRM**

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.

The Tram Sheds

**TWO BEDROOM
APARTMENT**



Block D (Big Shed)

Apartment	35
sq.m.	74.2
sq.ft	799

Second Floor

