



# Get in touch

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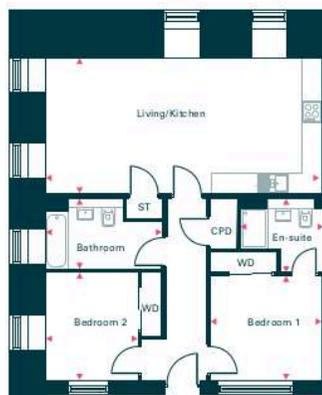
103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



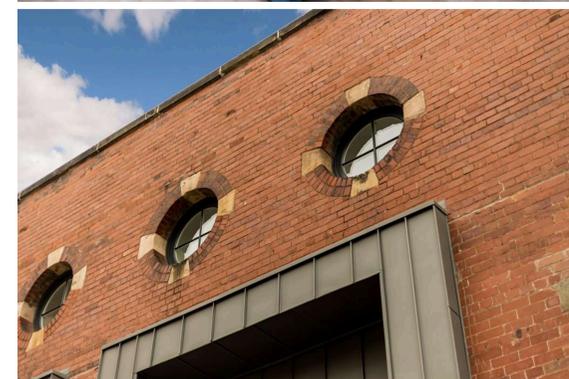
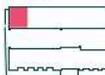
Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted 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)	Second floor
Apartment	32
sq.m	78.2
sq.ft	799



## Welcome

Step Into Spring - Move In This March.

The Tram Sheds are now complete and available to move into in March.

The industrial-style apartments are nestled within the thoughtfully restored, iconic historic tram depot in vibrant neighbourhood of Leith.

Recently recognised as Scotland's Award-Winning Renovation of the Year 2024, it blends modern living with rich heritage.

2 -bedroom with 2-bathroom, new build apartment available now. 5% Cashback incentive available on all apartments.

Impressive kitchens with integrated appliances included.

Gas District Heating, Double Glazing and Porthole Window features.

FREE Flooring package included.

FREE Underground Secure Parking for one year.

FREE Gym Members @ Places Gym, Leith Walk for 12 months.

Bustling cafés, bars, and restaurants on the doorstep.

Just a 2-minute walk to tram link for travel to the city centre and Edinburgh airport.

EPC - B

Council Tax - E

Factor Fee - £1300 per annum and included buildings insurance.

Car parking £100 per car, per month. First year FREE.

Viewing is by appointment.

Call today to book your viewing 7 Days A Week. 07884 247419.

\*Photos from Show Home for illustration only.