



Solicitors & Estate Agents










Offers Over

**£440,000**

## 32/41 Dryden Street

Pilrig | Edinburgh | EH7 4GQ

A superb opportunity has arisen to acquire this impressive and rarely available three-bedroom third/top floor duplex apartment, forming part of the contemporary development, The Tram Sheds at The Engine Yard. Ideally situated close to excellent amenities, transport links, and the city centre, this stylish home offers cosmopolitan living and is sure to appeal to professionals.

-  3 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Residents or Zoned Parking
-  Communal Gardens
-  EPC Rating – C
-  Council Tax Band - F



## Description

The accommodation, presented in true walk-in condition, offers a well-balanced and thoughtfully designed layout. In brief, it comprises a secure entry system and a welcoming hallway with a useful utility and storage cupboard. The property boasts a bright and spacious reception/dining room, complemented by a stylish open-plan modern kitchen fitted with integrated appliances. There are two generously sized bedrooms on the lower level, including a well-proportioned double with fitted wardrobes, alongside a versatile third bedroom and a contemporary bathroom featuring a sleek three-piece suite.

On the upper floor, the property continues to impress with an airy principal bedroom complete with fitted wardrobes, a dedicated study/office area, and a private en-suite shower room. Further benefits include gas central heating and double glazing throughout, ensuring comfort and efficiency year-round.

The main bedroom has been subject to virtual staging to show the effect of makeover on the property. It should be noted that the principal bedroom is currently empty as per the “before” images which have also been uploaded for perusal.



## Extras

All fitted floor coverings will be included in the sale together with the integrated appliances in the kitchen and the washing machine.

## Gardens, Parking & Factor

There are well maintained communal gardens within the development. For the car user there is secure parking for a monthly fee of £100, or permit/meter parking is available to the front and surrounding area. The development is managed by RGM for a monthly fee of approx. £100. This includes the maintenance of communal grounds and building insurance.

## Viewing

By appointment through Neilsons (0131 625 2222).





## Location

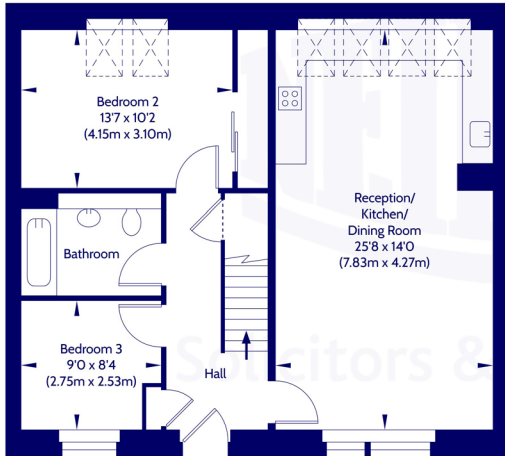
The property is situated within the popular residential district of Pilrig which lies to the east of the city centre and is a brief stroll away from Leith Walk. The area boasts a wide variety of cosmopolitan bars, restaurants, specialist shops and supermarkets. There are frequent public transport links to Princes Street and George Street. Local leisure and recreational facilities include the Omni Centre and St James Centre, The Royal Botanic Gardens, Inverleith Park and the delightful Water of Leith Walkway not to mention the nearby Pirig Park & Leith Links. The capital's vast range of theatres, museums and art galleries are also all close to hand. For the commuter, Waverly train station and St Andrews Bus Station are nearby, and the City Bypass provides access to the A1, M8 and M9 and Edinburgh International Airport. Edinburgh's fantastic cycle path network is also easily accessible offering safe off-road travel to many parts of the City.



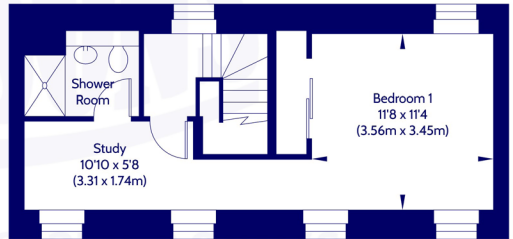


Approx. Gross Internal Floor Area 103 Sq M / 1110 Sq Ft.

### 3rd Floor



### 4th Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

☎ 0131 625 2222

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### Head Office

138-142 St John's Road  
Edinburgh  
EH12 8AY

### Property Department

162 St John's Road  
Edinburgh  
EH12 8AZ

### City Centre

2a Picardy Place  
Edinburgh  
EH1 3JT

### South Queensferry

37 High Street  
South Queensferry  
EH30 9HN

### Bonnyrigg

72 High Street  
Bonnyrigg  
EH19 2AE

