



32/23 Dryden Street, Edinburgh, EH7 4GQ

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 **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.

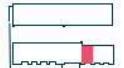
The
Tram
Sheds

TWO BEDROOM
DUPLEX

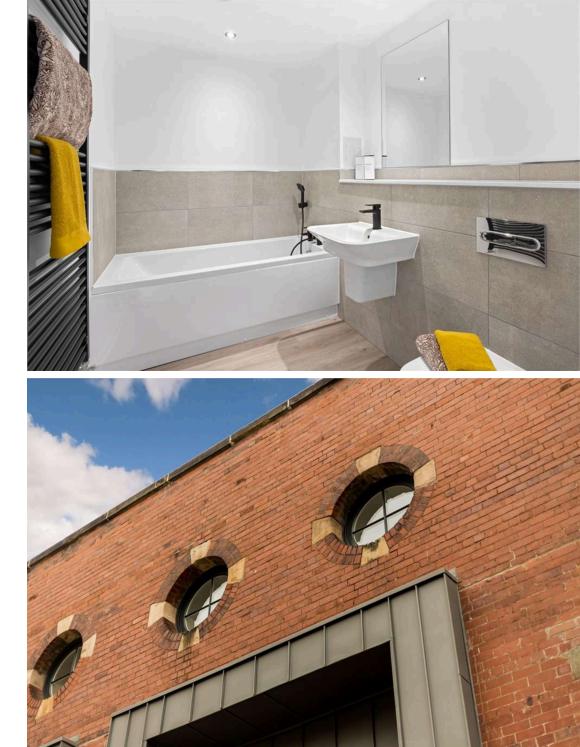
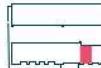


Block D (West Shed)
Duplex 23
sq.m 69.3
sq.ft 746

First Floor



Second Floor



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 with 2-bathroom, duplex new build apartment available now. Incentives available.

Architecturally distinctive, award winning development. Industrial-style fixtures and fittings. Impressive kitchens with integrated appliances included. Flooring package included. Gas District Heating. Secure private available.

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. Free underground, secure parking for one year included, also Free membership to Places Gym on Leith Walk. Additional incentives are available.

Viewing is by appointment. Call today to book your viewing. 07884 247419.

Council Tax - E

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

First year free car parking usually £100 per car, per month.

Free one year gym membership for Places Gym.

*Stock images.