

Flat 36, 32 Dryden Street

LEITH, EDINBURGH, EH7 4GQ



A rare main-door apartment in the iconic Tram Sheds, offering stylish dual-aspect living with both a private terrace and balcony in the heart of vibrant Leith



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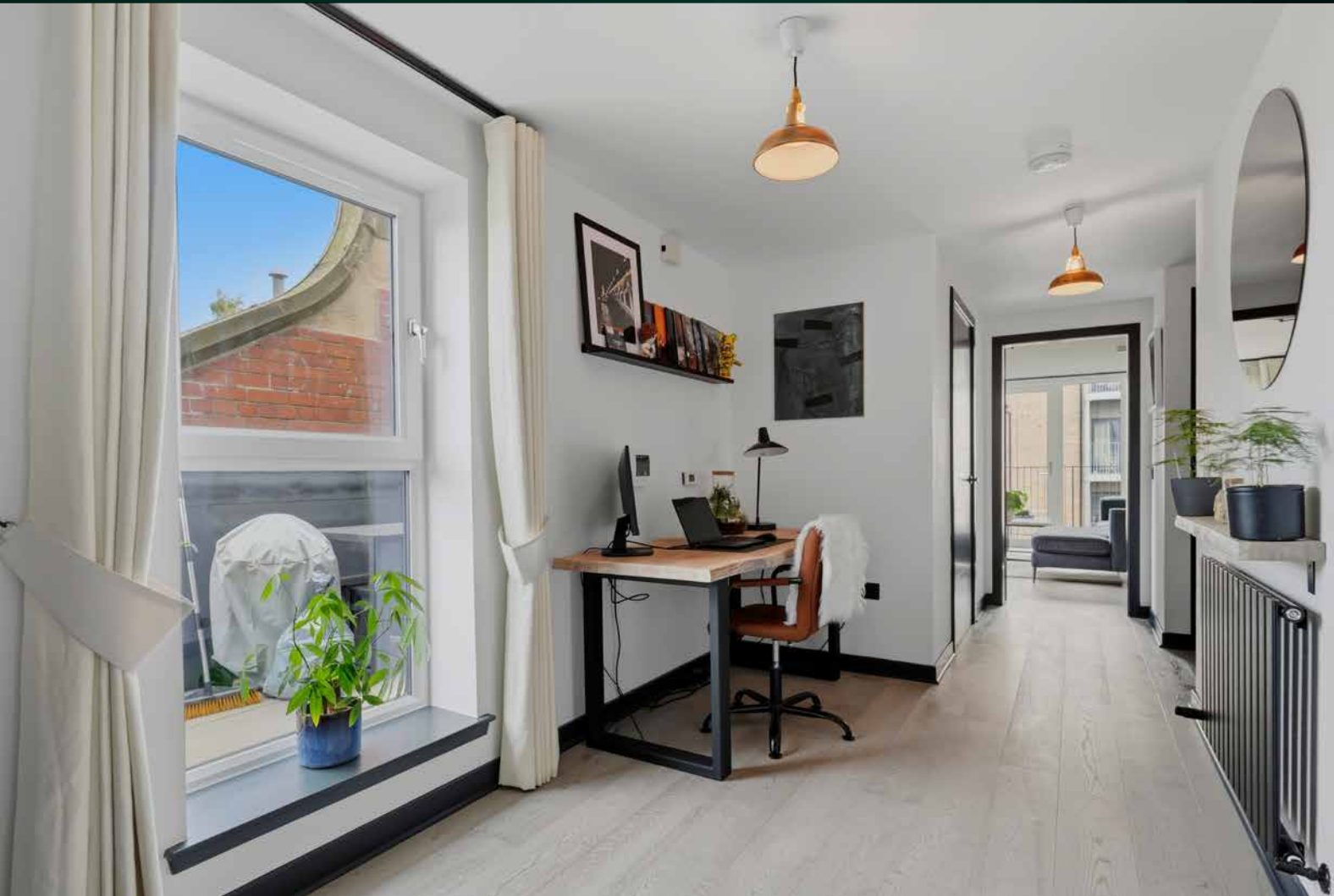


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McEwan Fraser Legal is delighted to present this superb one-bedroom apartment, complete with both a balcony and an exceptional private terrace, set in the heart of vibrant Leith. The property forms part of The Tram Sheds on Dryden Street, an award-winning, industrial-style development within a beautifully restored 19th-century tram depot, just off Leith Walk. As part of the wider Engine Yard development by Places for People, the scheme comprises just 30 thoughtfully refurbished luxury apartments, widely regarded as some of the most desirable contemporary homes in the area.

THE ENTRANCE HALLWAY



A particular highlight of the property is its own main door entrance, which opens into a spacious and welcoming hallway. This versatile area offers excellent proportions and natural light, making it an ideal space for working from home, while still providing ample room for storage and a practical transition into the main living accommodation.

This stylish apartment extends to over 60m² of well-designed living space, centred around an attractive dual-aspect living room and kitchen. The generous proportions on offer provide excellent flexibility for both everyday living and entertaining. The living area also enjoys direct access to a private balcony, as well as a wonderfully secluded private terrace, creating a rare and highly desirable outdoor offering.

THE LIVING ROOM



THE KITCHEN & UTILITY



The kitchen is fitted with a range of contemporary base and wall-mounted units, set against a tiled splashback, and complemented by a selection of integrated appliances including an induction hob, electric oven, fridge freezer, and dishwasher. A freestanding washing machine and tumble dryer are neatly housed within a separate utility cupboard in the main hallway.

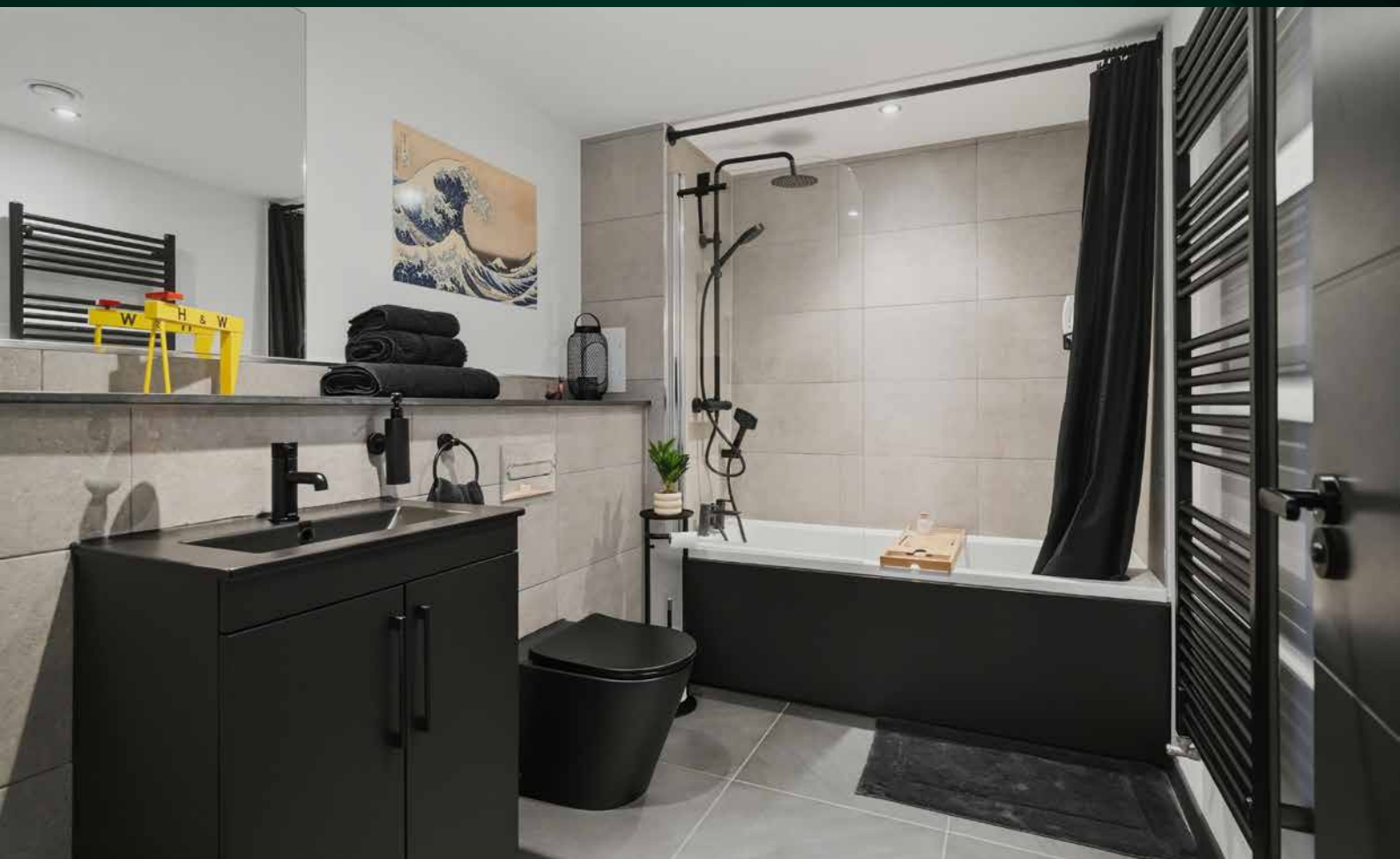


The accommodation is completed by a generous double bedroom with integrated wardrobes, and a beautifully finished, partially tiled bathroom featuring a white suite with a mains shower over the bath.

THE BEDROOM

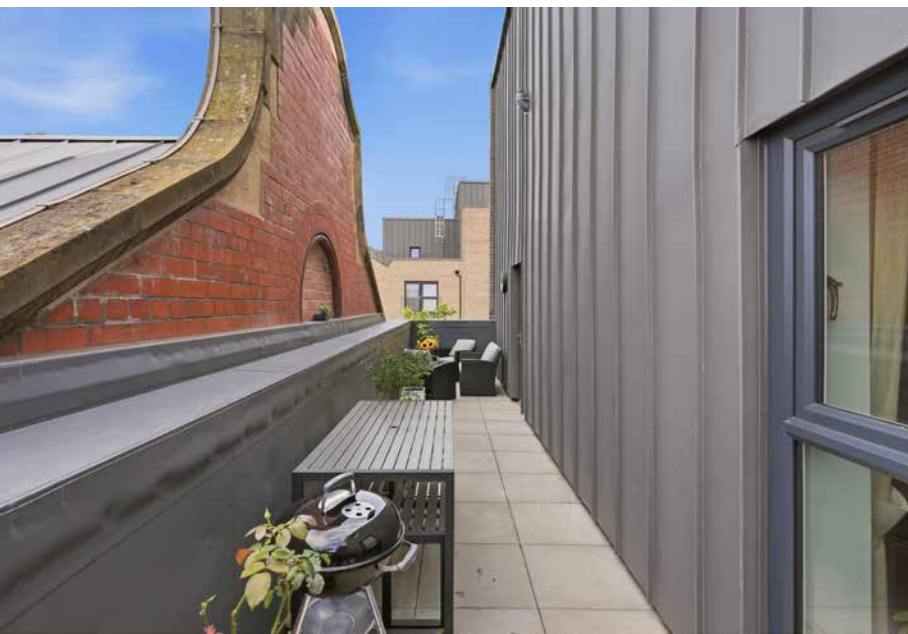


THE BATHROOM



Further benefits include access to a secure underground car park within the development, with spaces available for rent.

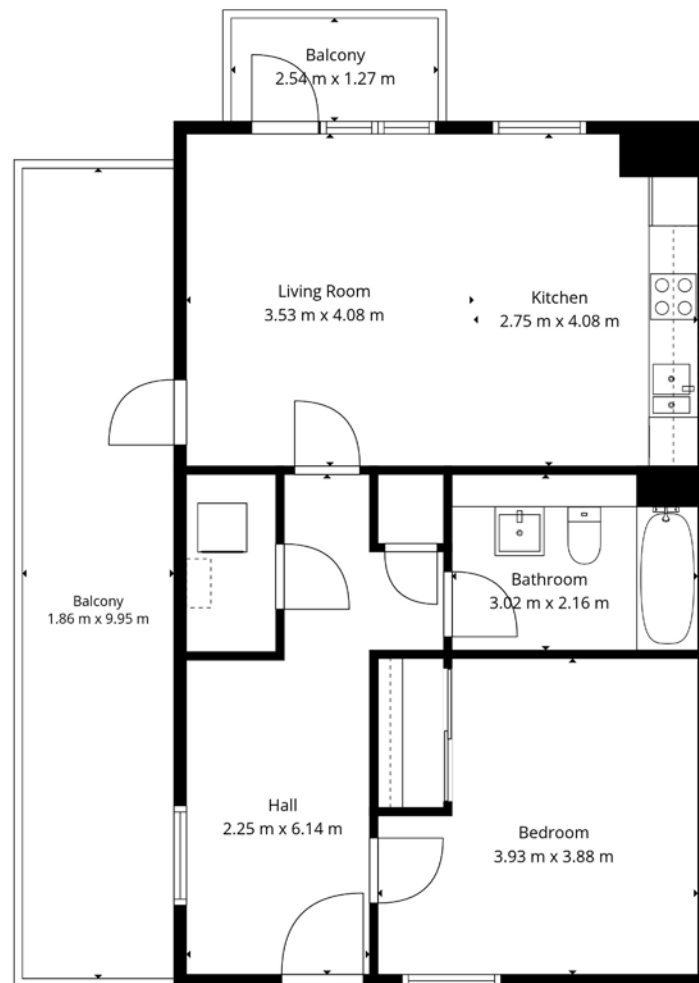
TERRACE AND BALCONY



COMMUNAL GROUNDS

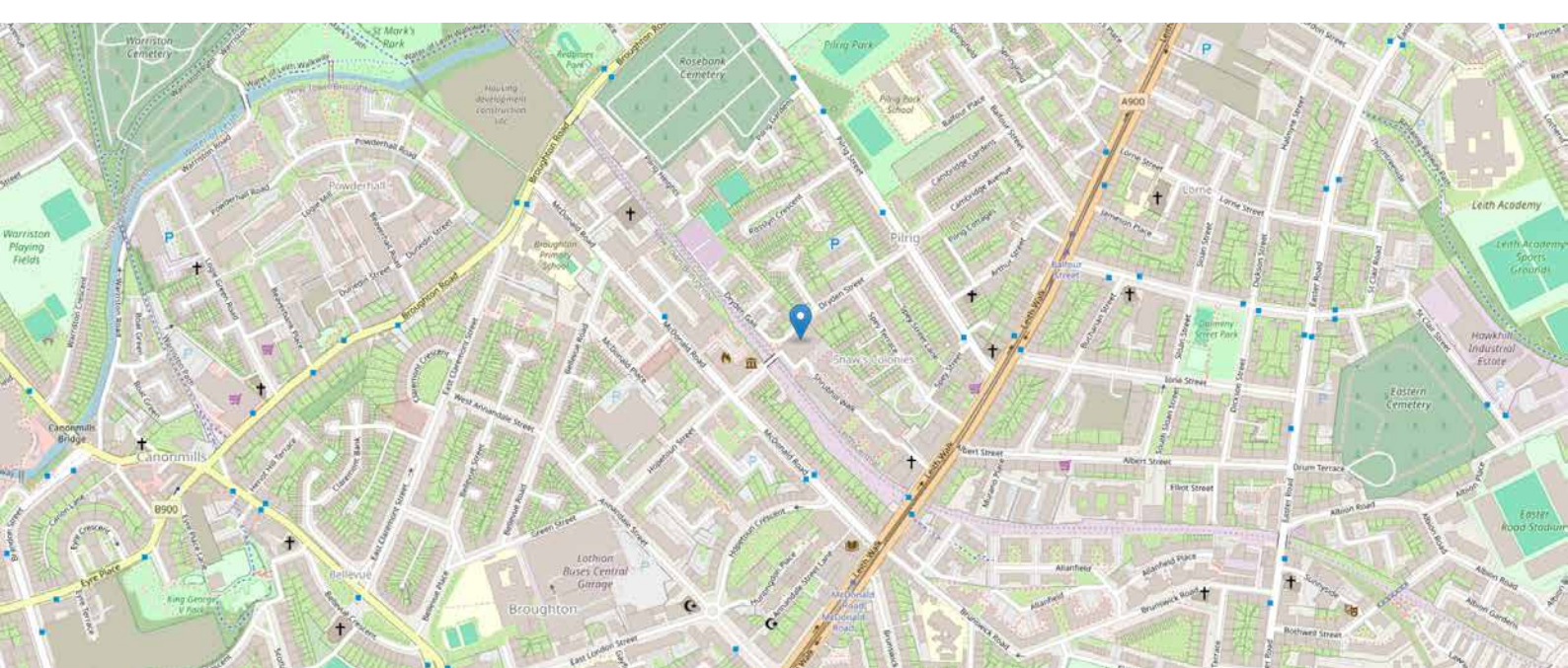


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 63m² | EPC Rating: C



THE LOCATION

The Tram Sheds form part of the highly regarded Engine Yard development in the heart of Leith, one of Edinburgh's most vibrant and sought-after districts. Blending contemporary living with a rich industrial heritage, this unique development sits within easy reach of an exceptional range of local amenities, making it an ideal setting for a wide variety of buyers. Leith is renowned for its lively atmosphere, offering an outstanding selection of independent cafés, restaurants, and bars, particularly around The Shore, which is just a short distance away. The area has become a culinary hotspot, home to a number of award-winning eateries, as well as stylish waterfront venues that make the most of the picturesque surroundings.





For everyday shopping, residents are well catered for with a variety of supermarkets and local retailers nearby, while Ocean Terminal provides a wider range of high-street stores, leisure facilities, and a cinema. There are also excellent recreational opportunities in the area, including walks along the Water of Leith, nearby parks, and access to the scenic Edinburgh coastline.

The property is exceptionally well connected, with frequent bus services and the nearby tram line providing swift access to Edinburgh city centre, Waverley Station, and Edinburgh Airport. This level of connectivity makes the Tram Sheds an ideal base for both commuters and those looking to enjoy everything the capital has to offer.

Overall, the Engine Yard development offers a perfect balance of character, convenience, and contemporary urban living in one of Edinburgh's most dynamic neighbourhoods.



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