



6/2 Chessels Court, Canongate, Edinburgh, EH8 8AD

Tastefully Presented & Spacious, Three-Bedroom, Dual-Aspect, Second Floor Flat

Up to date price and viewing info at [mov8realestate.com/property](https://www.mov8realestate.com/property)

éspc rightmove[®] Zoopla
find your happy

Property Description

Tastefully presented and spacious, three-bedroom, second floor flat, with superb corner-aspect views. Situated within a quaint courtyard and quietly tucked away, this elegant dual-aspect flat forms part of an 'A' listed building (Circa 1740). Ideally located in the historic area of Edinburgh's Old Town near Holyrood Palace, the Scottish Parliament, Waverley Station, and the heart of Edinburgh's city centre.

Comprises an entrance hallway, living room, dining/kitchen, three double bedrooms, and a bathroom.

This charming property features tall ceilings, period cornice work, and superb natural light from a southerly facing corner aspect, with tall windows and a view towards Salisbury Crags. In addition, there is gas central heating, secondary modern double glazing and exceptional room sizes.

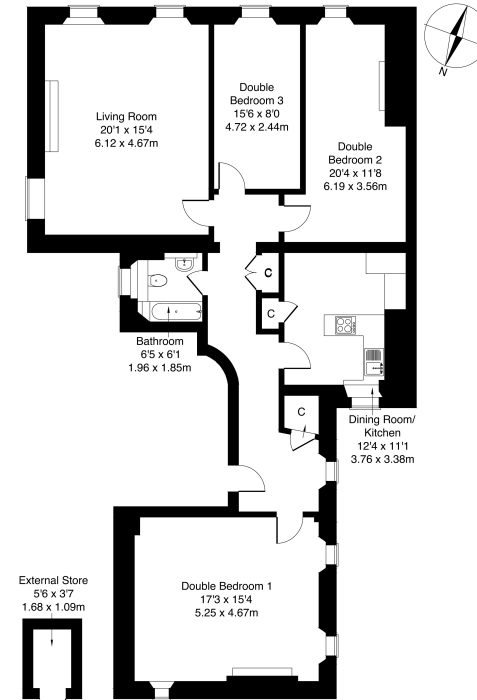
The secluded residence includes a secured entry system, shared grounds, including a communal courtyard, and an allocated secured store in the cellar.

A welcoming entrance hallway provides access throughout and includes two built-in storage cupboards. A generously proportioned living room boasts dual-aspect natural light, a multi-fuel stove, and captivating views towards Salisbury Crags. The spacious kitchen is fitted with quality units, ample worktop space, and integrated appliances, including a fridge/freezer, an oven, and a gas hob, along with room for a breakfast table.

Overlooking the tranquil courtyard, the main bedroom showcases period cornice work, a feature fireplace, and generous space for freestanding storage. Two additional double bedrooms, positioned to the southerly aspect, offer flexible living options. Completing the accommodation, a stylish bathroom is fitted with a contemporary three-piece suite, a mains shower over the bath, tiled flooring, splash walls, and a ladder-style radiator.

mov⁸ REAL ESTATE
6/2 Chessel's Court, Edinburgh EH8 8AD

Approximate Gross Internal Area: (1367 sq ft - 127 sq m.)



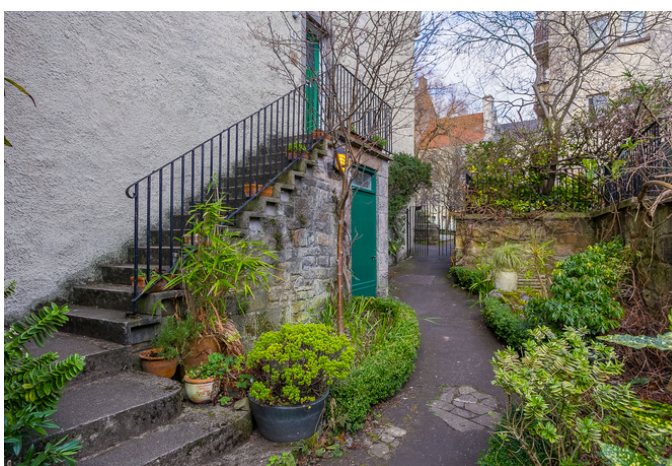
Legal Disclaimer: Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description





Tucked away in a peaceful courtyard, this distinguished 'A' listed residence is ideally located in Edinburgh's historic Old Town, moments from Holyrood Palace, the Scottish Parliament, and Waverley Station. Princes Street, vibrant cafes, and cultural landmarks are all within walking distance. As a UNESCO World Heritage Site, the Old Town offers an array of amenities, attractions, and historic sites such as Edinburgh Castle, St. Giles Cathedral, the Grassmarket, Holyrood Park,

and Arthur's Seat. The Royal Mile, lined with bars, restaurants, and speciality shops, leads to major retail areas like Princes and George Streets, while central transport links, including Waverley Station, are easily accessible. With exceptional transport links and a prime location in one of Edinburgh's most sought-after areas, this home offers an unbeatable combination of history, charm, and convenience.





Our Services

-  Free pre-sale property valuations
-  Great value fixed estate agency fees
-  Extensive buyer matching database
-  Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

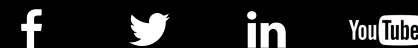
6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.