



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

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

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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.

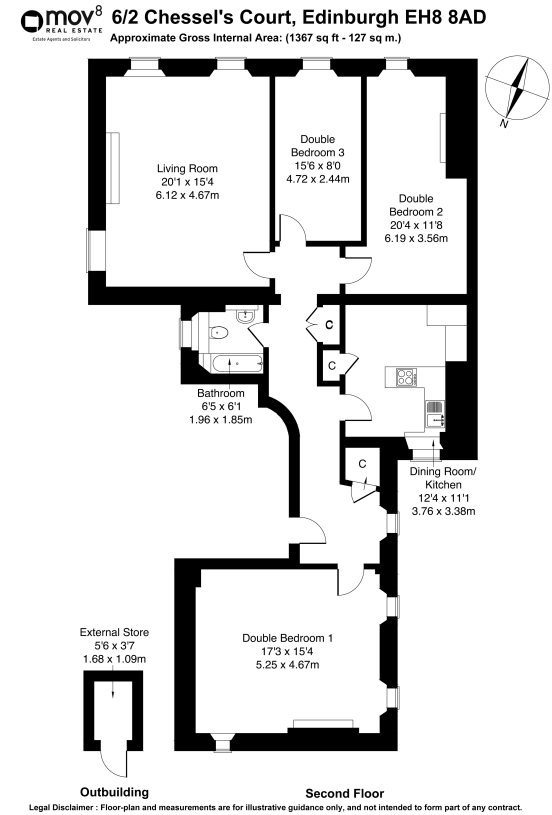
Comprises an entrance hallway, living room, dining/kitchen, three double bedrooms, and a bathroom.

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.



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.





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