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Offers Over

£265,000

3/3 Chessels Court

Canongate | Edinburgh | EH8 8AD

This impressive 2nd floor flat forms part of a historical A-Listed building dating from the 1740s, quietly tucked away within a quaint courtyard setting just off the Canongate within the heart of Edinburgh's historic Old Town.

-  1 Bedroom
-  1 Public room
-  1 Shower room
-  Communal courtyard gardens
-  Permit parking
-  EPC Rating – C
-  Council Tax Band - E



Description

The leafy central courtyard is a delightful green space well tended by the Chessels Court Resident's Association providing a peaceful setting just yards from the vibrant and bustling Canongate and Royal Mile. The property itself is of remarkable proportions and is flooded with excellent natural light throughout and displaying a fantastic wealth of character and charm with stunning original ornate features. Block 3 houses only 4 flats, with only one flat occupying each floor of the building. The entrance door opens to a delightful, light filled hallway with window to front. It provides excellent storage provisions including a utility cupboard and provides access to all rooms. The main hub of this fine home is the substantial south-facing sittingroom/diningroom, affording a delightful leafy aspect to the rear with views of Holyrood Park/The Craggs. Offering an array of original features including the fireplace with stunning decorative mirror surround, Edinburgh press, cornice work, ceiling rose and lovely high ceilings to name but a few! The modern kitchen is fitted with a range of wall and base units with built-in gas hob with hood above and separate built-in electric oven. There is a fitted cupboard providing

extra storage and houses the combi boiler with a further original fireplace with the most impressive, detailed wall feature above. The sizeable west-facing double bedroom with twin windows to the side, has a beautiful, ornate central mirror surround, providing a great addition to the room. Located off the bedroom is small study room with window to front, once the 'prayer' room. The shower room again with window to the side, provides good natural light and comprises of a white three piece suite with mains shower. In addition, there is access to a large shared attic with window, accessible from the communal stairwell and the property further benefits from gas central heating with combi boiler and sash and case windows with secondary glazing to the sittingroom, bedroom and study room.



Extras

All the fitted floor coverings and light fittings shall be included in the sale together with the built-in gas hob, electric oven and hood. The wardrobes and bedside tables can be included in the sale if desired.

Gardens and parking

There is a delightful central courtyard providing lovely green space with established borders and for the car owner, permit parking is available within the vicinity.

Viewing

By appointment with Neilsons on 0131 625 2222.



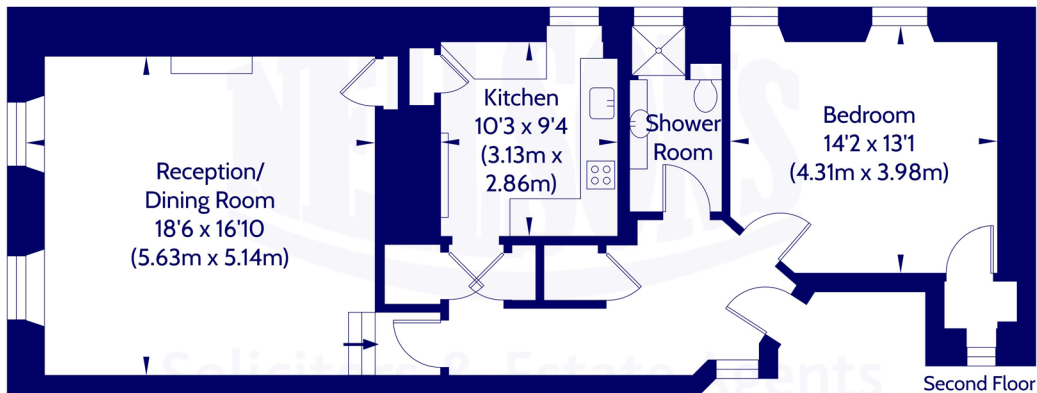


Location

Chessels Court is quietly positioned off the Canongate, with further access available from Boyd's Entry (off St Mary's Street). Lying in the heart of the Old Town, a UNESCO World Heritage Site boasting a wealth of charm and character and offers all the benefits of city centre living. Within the immediate vicinity there are first-class amenities to meet day-to-day needs including a wide range of shops, banks, supermarkets, cinemas, theatres, restaurants and bars. A number of major tourist attractions including Canongate Kirk, Holyrood Park and Arthur's Seat, Holyrood Palace, Scottish Parliament, Dynamic Earth, Edinburgh Castle and the summit of Calton Hill are all close by. Regular bus services provide excellent links throughout the city and Edinburgh Waverley Station and the tram system are both a short walk away for access across Edinburgh and to Edinburgh International Airport. The City Bypass is also readily accessible for access to the Scottish motorway network.



Approx. Gross Internal Floor Area 75.2 Sq M / 809 Sq Ft.



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.



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