



## 234 Chessels Court 2 Hollyrood, Edinburgh

Offers Over £260,000

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★★★★★  
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BEST AGENCY  
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Nestled within a charming and peaceful courtyard setting just off the Canongate, this impressive second-floor city flat offers a unique opportunity to reside in the heart of Edinburgh's historic Old Town. The property is quietly tucked away, providing a tranquil retreat from the vibrant city life, while still being only moments from the rich culture, amenities, and transport links that define this highly sought-after location.

The flat is offered as a chain-free purchase, making it an ideal choice for both first-time buyers and those seeking a straightforward investment opportunity. Upon entering, you are welcomed by a well-proportioned hallway that provides access to all principal rooms and features ample built-in storage options. The bright and spacious living/dining room is the heart of the home, boasting generous proportions and a feature fireplace that creates a warm and inviting atmosphere. Large windows allow natural light to flood the space, enhancing the sense of openness and comfort.

The property comprises two double bedrooms, each thoughtfully designed to maximise space and functionality. Both bedrooms feature fitted wardrobes and additional storage solutions, catering to the practical needs of modern living. The layout ensures flexibility, whether you wish to use the second bedroom as a guest room, home office, or additional living space.

The tiled bathroom is presented in excellent order and includes a three-piece suite (bath with shower over, wash basin, and WC). The neutral décor complements the overall style of the flat, while quality fixtures and fittings provide



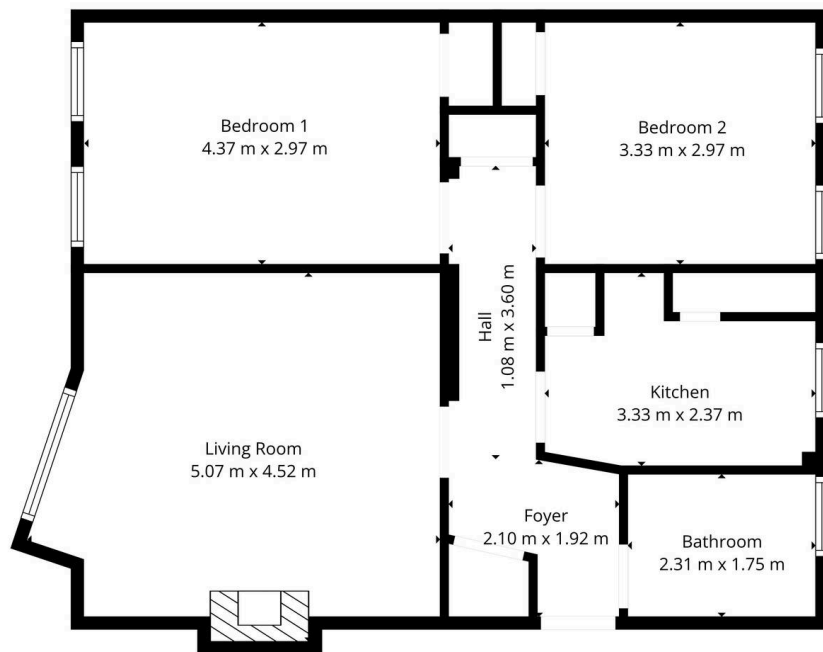
## 234 Chessels Court 2 Hollyrood

Edinburgh

- Second Floor City Flat Quietly Tucked Away Within A Quaint Courtyard Setting Just Off the Canongate Within The Heart Of Edinburgh's Historic Old Town
- Two Double Bedrooms
- Chain Free Purchase
- Bright And Spacious Living/Dining Room With Fireplace
- Plenty Of Storage Options Throughout
- Beautiful Grassy Courtyard Area To The Front Of The Property Which Is Well Maintained By The Residents Association
- Close To Transport Links And Bars And Restaurants
- Tiled Bathroom With Three Piece Suite

Impressive chain-free 2-bed flat in a peaceful Old Town courtyard. Spacious, bright, with ample storage, modern bathroom, and communal area. Prime location near amenities and transport.

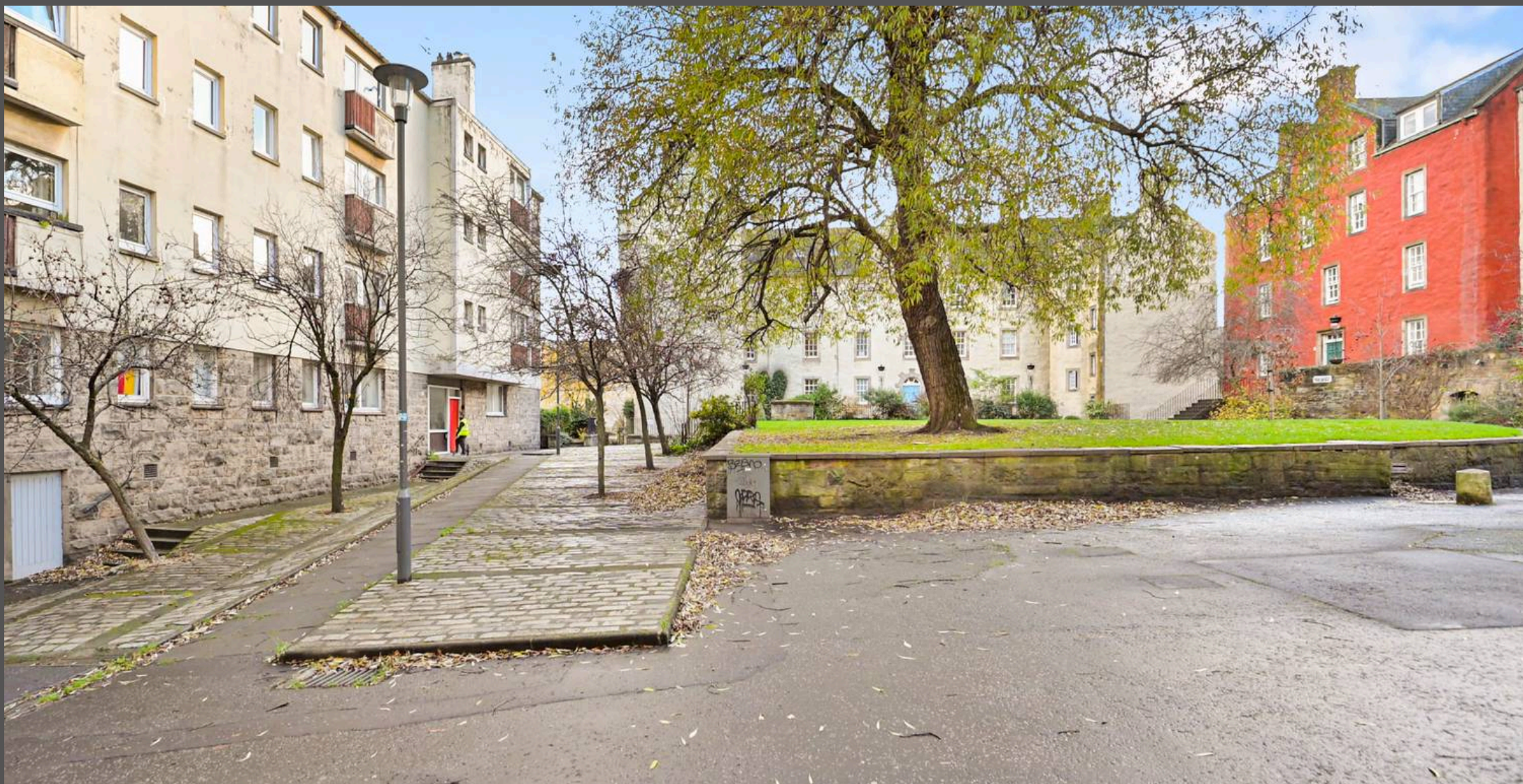




**TOTAL: 66 m2**  
1st floor: 66 m2  
EXCLUDED AREAS: FIREPLACE: 0 m2, WALLS: 5 m2  
Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.







## KnightBain Estate Agents

Knightbain, 4 Greendykes Road, Broxburn – EH52 5AG

01506 852000

[info@knightbain.co.uk](mailto:info@knightbain.co.uk)

[www.knightbain.co.uk/](http://www.knightbain.co.uk/)

