



4/3 Chessels Court

Old Town, Edinburgh, EH8 8AD



VMH ESTATE AGENTS



Rarely available 4 bedroom apartment with fabulous views of Salisbury Crag.

- Impressive sitting room
- Kitchen/dining room
- 3 spacious double bedrooms
- Bedroom 4/study
- Contemporary shower room
- Period features & wonderful views
- Historic & central location
- Shared garden & secure cellar
- Permit parking
- Gas central heating



Offers Over: £515,000

EPC Rating: C

Council Tax: F

Tenure: Freehold

Further information can be found in the home report.

vmh.co.uk

About the Property

Rarely available A-listed apartment in a handsome renovated building and situated in a peaceful courtyard in Edinburgh's historic Old Town. The building, originally constructed in 1748 as mansion apartments for its namesake architect, Archibald Chessel, later became the Excise Office after a period of occupation by residents. It was the site of the famous robbery in 1788 that led to the downfall of William 'Deacon' Brodie. In 1963 the buildings were renovated and updated to a design by celebrated architect Robert Hurd. The leafy central courtyard is well maintained by the Chessels Court residents' association and is the perfect escape from vibrant and bustling Canongate and the Royal Mile. The property benefits from fantastic views of Salisbury Crags and Arthur's Seat.

The impressive interior is bright and generously proportioned. The accommodation is in good order throughout and complemented by charming period features such as decorative cornicing, original artwork, working shutters and attractive fireplaces. There is a cellar within a secure communal area on the lower ground level of number 6 next door.

This is a rare opportunity to own a piece of Edinburgh's rich history situated within UNESCO world heritage site. Early viewing is highly recommended to appreciate the light, the stunning views and the charming character of this superb property.

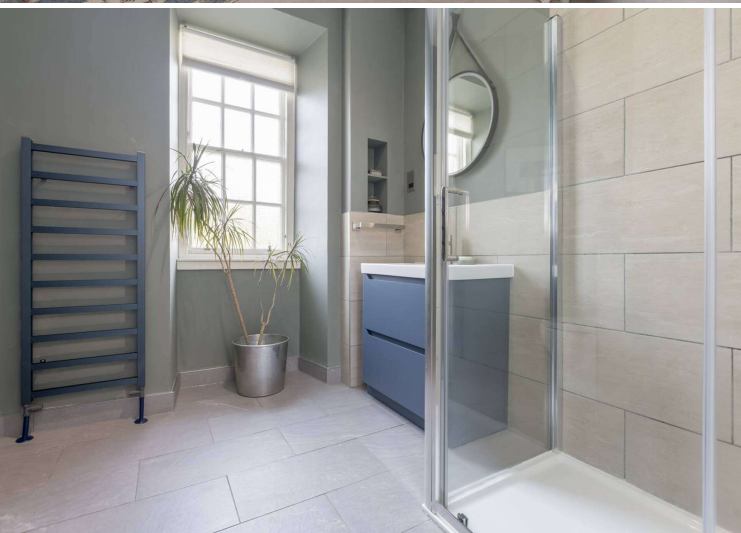






Location

The historic Old Town is a UNESCO World Heritage Site boasting a wealth of charm and character with all the benefits of city centre living. The main shopping and commercial thoroughfares of Princes Street and George Street are within comfortable walking distance which include major high street retailers, St James Quarter, fine restaurants and fashionable bars. The property is conveniently located for many Edinburgh University buildings as well as many famous and historical places of interest. The Grassmarket and the Royal Mile area of the Old Town offer a superb choice of speciality shops, fine restaurants, fashionable bars, coffee shops, delis and boutiques. Regular bus services give access to most areas of the City and for commuters Waverley Station is a short walk away.



Management

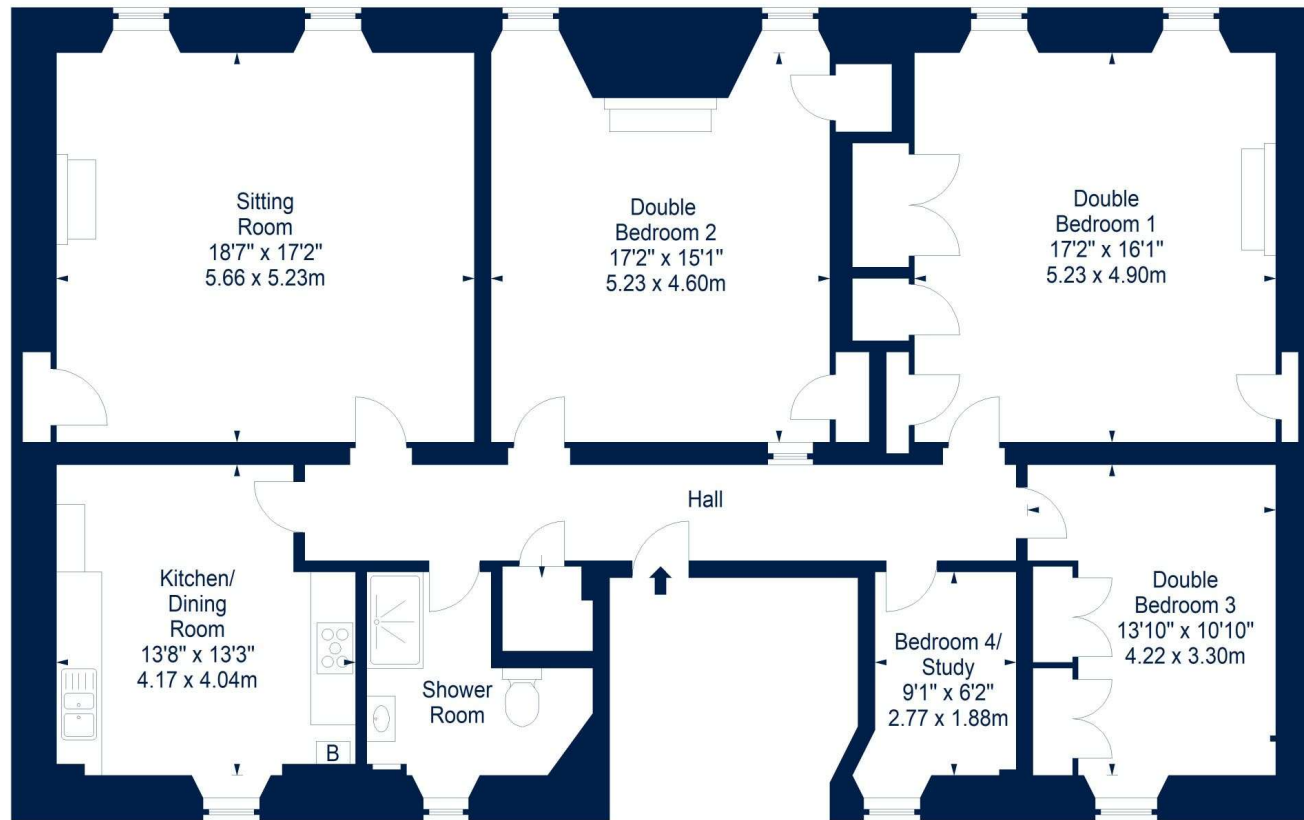
Some areas of the shared grounds are maintained by Edinburgh City Council and in addition to this there is a Chessels Court Association who cut the grass (there is a voluntary cost of £5 per year).



Extras

All fitted floor coverings, blinds, curtains, light fittings, hob, oven, extractor hood, dishwasher, fridge/freezer, dishwasher and washing machine are included in the sale price. The painting in the sitting room forms part of the fabric of the wall and was painted by James Norie.

4 Flat 3 Chessels Court, Edinburgh, EH8 8AD



Second Floor

Lower Ground Floor



Flat - Approx. Gross Internal Area - 1636 Sq Ft - 151.98 Sq M
Cellar Store - Approx. Gross Internal Area - 39 Sq Ft - 3.62 Sq M

For identification only. Not to scale. © SquareFoot 2025





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