



# 4/3 Chessels Court

Old Town, Edinburgh, EH8 8AD



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## Unique apartment forming part of an A Listed building in the historic Old Town, with views of Salisbury Crags

- 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**



Further information can be found in the home report.

## About the Property

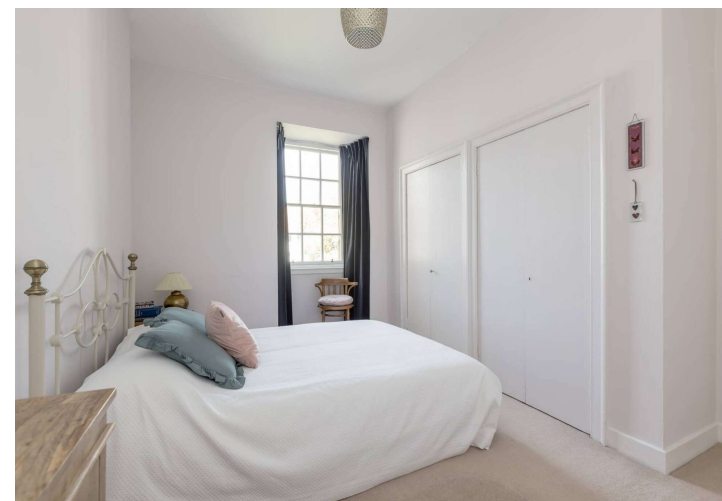
A rare opportunity to acquire an exceptional A-listed apartment within the iconic Chessels Court, one of Edinburgh's most historically significant residential addresses. Tucked away in a peaceful leafy courtyard in the heart of the UNESCO World Heritage-listed Old Town, this remarkable home offers a retreat just moments from the vibrant Canongate and the Royal Mile.

Originally built in 1748 as mansion apartments for renowned architect Archibald Chessel, the building later served as the Excise Office and was linked to the 1788 robbery that led to the downfall of William "Deacon" Brodie. In 1963, the development was thoughtfully restored and modernised by acclaimed architect Robert Hurd.

Internally, the apartment is both bright and generously proportioned, combining elegant period charm with comfortable modern living. Beautiful original features—including decorative cornicing, working shutters, attractive fireplaces and original artwork—enhance the character throughout, and there are beautiful views of Arthur's Seat & Salisbury Crags. The property has use of a communal courtyard and a secure cellar provides additional storage.

## 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.





## 📍 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.

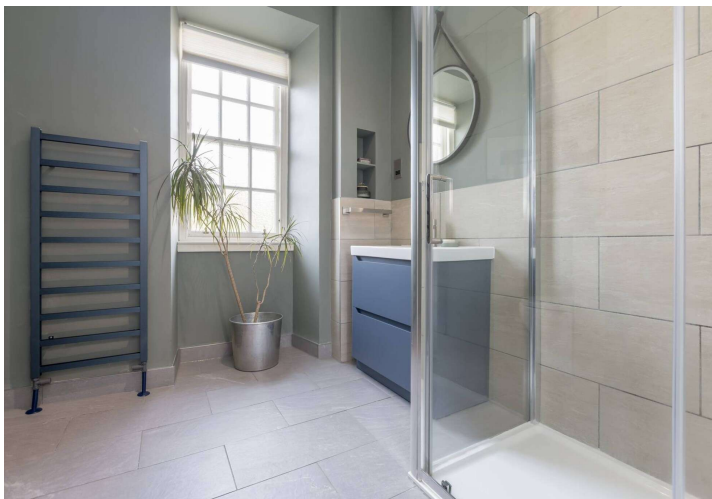
The main shopping and commercial thoroughfares of Princes Street and George Street are within comfortable walking distance which include major high street retailers, St James Quarter, fine restaurants and fashionable bars.

The property is conveniently located for many Edinburgh University buildings as well as many famous and historical places of interest such as the Grassmarket & Royal Mile, which offer a superb choice of speciality shops, restaurants, 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

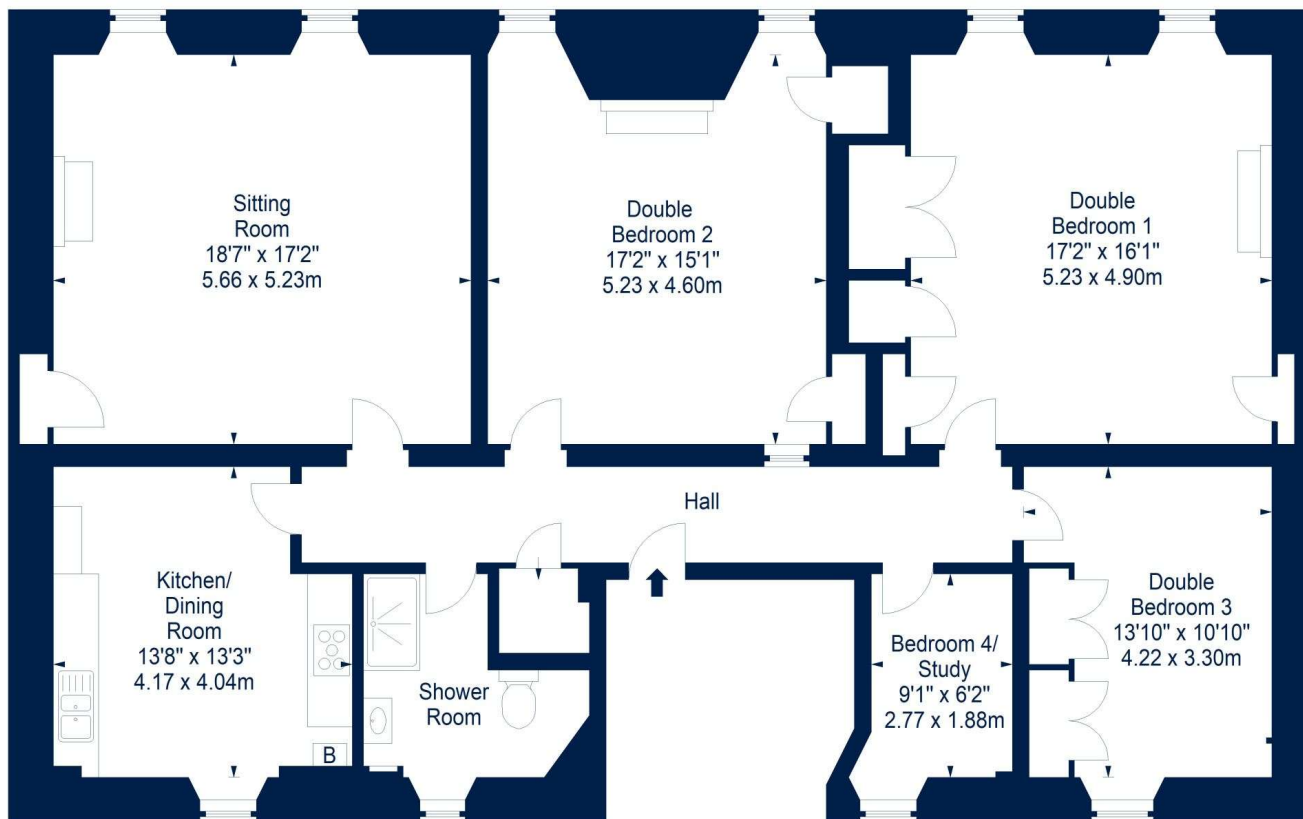
Some areas of the shared grounds are maintained by Edinburgh City Council and in addition to this there is a Chessels Court Association who cut the grass (there is a voluntary cost of £5 per year).





# Floor Plan

## 4 Flat 3 Chessels Court, Edinburgh, EH8 8AD



Second Floor

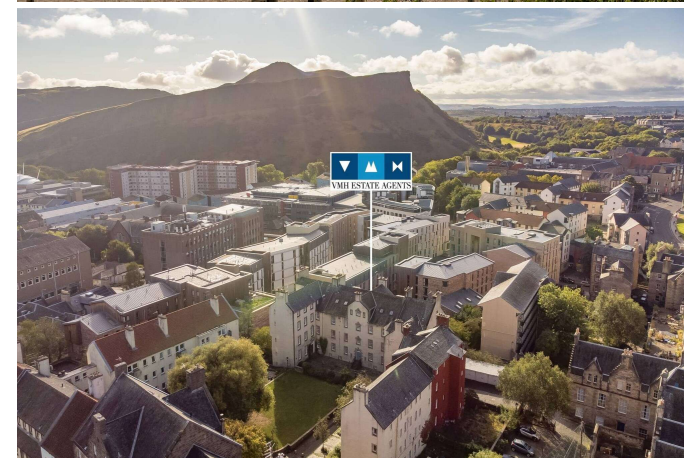


Lower Ground Floor



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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