



Solicitors & Estate Agents



Offers Over

£400,000

242 1F1 Canongate

Old Town | Edinburgh | EH8 8AB

A generously proportioned three bedroom duplex apartment, enjoying a superb central location in the heart of Edinburgh's iconic Old Town, with views over Chessel Courts leafy garden grounds to the rear.

-  3 bedrooms
-  2 public rooms
-  1 bathroom
-  On-street permit parking
-  EPC rating – C
-  Council tax band- E



Description

Rarely available on the open market this property is situated on the capital's historic Royal Mile at the heart of a UNESCO World Heritage Site which boasts some of the city's most famous attractions; galleries, eateries of all kinds, wine bars and pubs are all on the doorstep. A superb rental investment, pied-a-terre or home for professionals with space to grow, this flat offers highly flexible and spacious living presented in attractive move-in condition throughout.

The accommodation is accessed via secure entry to a well-kept communal stair. The ground floor comprises a light, welcoming hallway with doors to three large storage cupboards, carpeted stair to the upper floor, a spacious south facing reception room with engineered wood flooring, display shelving, focal fireplace, and two Georgian-style double-glazed windows affording a leafy outlook over Chessell Court.

A generously sized dining kitchen overlooks the Royal Mile and benefits from white base and wall units complete with coordinated solid wood worktop, high spec appliances and ample space for a dining table and chairs. The ground floor includes a good-sized double bedroom with fitted mirror wardrobe with shelves and double hanging. The family bathroom comprises a three-piece white suite, splash tiling and a large separate shower enclosure.

The large principal bedroom on the upper floor features a sunny south facing aspect and benefits from mirrored wardrobes, fresh neutral decor and twin Georgian-style double glazed windows which give the room an air of character. This floor also includes a good-sized double bedroom with views to Chesell Court.



Extras

All curtain poles, light fittings, fixtures, shelving, white goods and integrated appliances are included in the sale.

Parking

Permit parking is available to the rear of the building.

Viewing

By appointment through Neilsons (0131 625 2222).





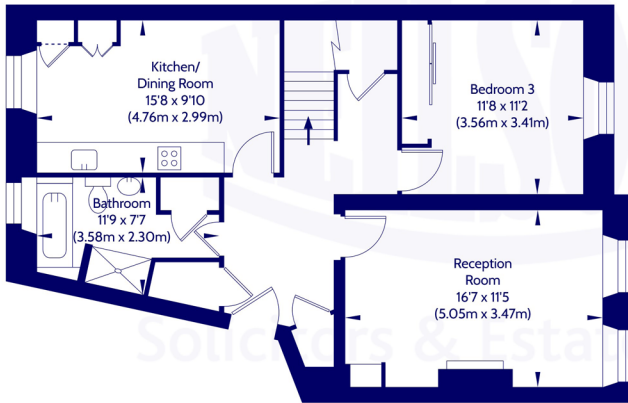
Location

Canongate lies in the heart of the Old Town, a UNESCO World Heritage Site boasting a wealth of charm and character and offering 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 Edinburgh Castle, Holyrood Park and Arthur's Seat, Palace of Holyrood house, Scottish Parliament, Dynamic Earth, and the summit of Calton Hill are all close by. Regular bus services run outside the property for the city centre and beyond. 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

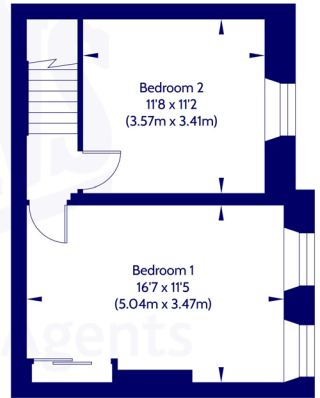


Approx. Gross Internal Floor Area 103 Sq M / 1116 Sq Ft.

1st Floor



2nd Floor



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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

