

**STUART
EDWARDS**



Musgrave Gardens Gilesgate, Durham DH1 1PJ

- STUDENT ACCOMMODATION 2026/2027
 - 4 BEDROOMS
- FULLY EQUIPPED KITCHEN & DINING AREA
 - ENCLOSED GARDENS
- £145 PPPW EXCLUDING BILLS OR ADDITIONAL £15 PPPW FOR BILLS INCLUDED
- SEMI DETACHED HOUSE 1 MILE FROM DURHAM CITY
 - COMMUNAL LOUNGE
- BATHROOM WITH BATH AND SEP SHOWER
- DRIVEWAY TO FRONT

£580 Per Week



Council Tax Band: Exempt
EPC Rating: D

FULL DESCRIPTION

STUDENT ACCOMMODATION AVAILABLE 2026/2027
£145 PPPW EXCLUDING BILLS OR ADDITIONAL £15 PPPW FOR BILLS INCLUDED
(Utilities include, gas, electricity, water and broadband with a cap of £4200PA)
Situated within 1 mile of Durham City Centre and on an excellent bus route.

The internal living accommodation comprises: entrance hallway, lounge, modern fully equipped kitchen, dining area and ground floor bedroom. Stairs from the hallway leads to the first floor landing with a further 3 bedrooms and bathroom with bath and separate shower cubicle.

Externally there's a large driveway to the front providing off road parking and an enclosed garden to the rear for outside dining.

Benefiting from gas central heating and UPVC double glazing.

Early reservation is recommended to avoid disappointment.

ENTRANCE HALLWAY

With UPVC entrance door.

LOUNGE

18'7" x 10'2"

Electric feature fire, sofas, coffee table, wall mounted TV and laminate flooring.

BEDROOM 4

11'5" x 9'7"

Bed, wardrobe, chest of drawers, desk with chair and TV.

DINING AREA

8'10" x 7'9"

Radiator, sideboard, vinyl flooring, dining table and chairs.

KITCHEN

10'8" x 9'0"

Range of modern wall and floor units with wood effect laminate worktops and inset wash hand basin. Fully equipped with all appliances, tiled splashbacks, radiator and vinyl flooring.

LANDING

BEDROOM 1

14'3" x 8'9"

Bed, wardrobe, chest of drawers, desk with chair and TV.

BEDROOM 2

10'11" x 8'10"

Bed, wardrobe, chest of drawers, desk with chair and TV.

BEDROOM 3

9'8" x 8'8"

Bed, wardrobe, chest of drawers, desk with chair and TV.

BATHROOM

Close coupled wc, pedestal wash hand basin, panel bath, separate shower cubicle with electric shower and radiator.

LARGE DRIVEWAY

Providing off road parking to the front.



1 & 2 Blue Coat Buildings, Claypath,
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.