STUART EDWARDS









Musgrave Gardens

Gilesgate, Durham City DH1 1PJ

- AVAILABLE FOR THE 2027/2028 ACADEMIC YEAR
- £165 PPPW INCLUSIVE OF UTILITY BILLS
- SPACIOUS LIVING ROOM & DINING AREA
- BATHROOM WITH SEPARATE SHOWER CUBICLE
- GARDEN WITH BIKE STORAGE
- 4 BEDROOM STUDENT HOME
- LESS THAN 1 MILE FROM DURHAM CITY CENTRE
- MODERN FULLY EQUIPPED KITCHEN
- LARGE DRIVEWAY PROVIDING OFF-ROAD PARKING
- WITHIN EASY REACH OF ST HILD AND ST BEDE COLLEGE

£165 Per Week

Council Tax Band: Exempt
EPC Rating: D

FULL DESCRIPTION
4 BEDROOM STUDENT ACCOMMODATION | £165 PPPW INCLUSIVE OF BILLS | AVAILABLE 2027/2028 ACADEMIC YEAR

Available for the 2027/2028 academic year, this spacious and well-maintained four-bedroom student home occupies a prime position within the ever-popular Gilesgate area of Durham. Ideally located less than one mile from Durham City Centre, the property offers convenient access to university facilities, excellent transport links and a wide range of everyday amenities, making it an excellent choice for students seeking both comfort and convenience.

The accommodation briefly comprises an entrance hallway, generous lounge, modern fully equipped kitchen, dining area and a ground floor bedroom. To the first floor are three further well-proportioned bedrooms and a contemporary bathroom featuring both a bath and separate shower cubicle.

Students will benefit from being within easy reach of St Hild and St Bede College, The Graham Sports Centre, Durham University's academic departments, library facilities and the city centre's extensive selection of shops, cafés, restaurants and nightlife. Nearby retail parks and supermarkets provide convenient day-to-day shopping, while excellent bus routes and road links offer easy travel across the city and beyond.

Externally, the property boasts a large driveway providing valuable off-road parking, together with an enclosed rear garden ideal for outdoor dining, socialising and summer gatherings. A useful storage shed provides secure space for bicycles and sports equipment.

Further benefits include gas central heating, UPVC double glazing and recently fitted carpets throughout all bedrooms and the staircase.

£165 PPPW inclusive of utility bills (gas, electricity, water and broadband, subject to a fair usage cap of £4,200 per annum).

With its excellent location, generous living space and proximity to key university facilities, early reservation is highly recommended.

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.







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.