



Portolio

4B MORTON PLACE

Kilmarnock, East Ayrshire KA1 2AY

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Fixed Price £64,995

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An excellent opportunity to purchase a tenanted buy-to-let investment property located in the popular town of Kilmarnock, East Ayrshire. Arranged over the ground and lower ground floors of a traditional tenement dating back approximately 120 years, the flat offers spacious accommodation extending to 70 sq m. The accommodation comprises, on the ground-floor of a hallway, two bedrooms, a dressing room, and an internal three-piece shower room suite. The lower ground floor has a hallway, living room, and fitted kitchen.



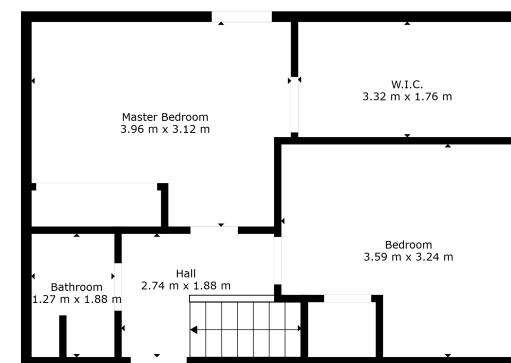
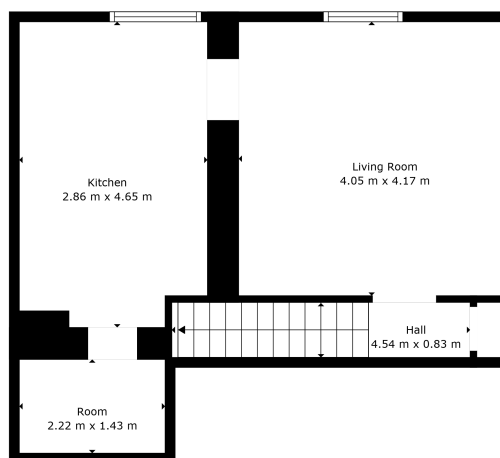
The property is being sold with the tenants in situ as a buy-to-let investment property. The property is fully compliant, and the tenant has been resident since 2021, providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £6,000, which represents an immediate yield of 9.2%. The property is sold as seen, and the sale price includes all the inventory items. The Home Report value is £65K.

Kilmarnock is one of Ayrshire's most accessible and affordable buy-to-let locations, offering excellent value for money compared with Scotland's major cities. With strong transport links to Glasgow, steady tenant demand from local families and commuters, and ongoing regeneration boosting the town centre and local economy, Kilmarnock provides investors with the opportunity to achieve attractive rental yields at a relatively low entry cost. The combination of affordability, consistent demand, and long-term growth potential makes it a smart choice for buy-to-let investment.

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FEATURES

- Buy-to-let Investment
- Tenanted & Fully Compliant
- 2 Bedrooms
- Home Report £65,000
- Current rental £500pm
- Current Yield 9.2%
- EPC Rating E
- Unfurnished Let
- No buyer fees



TOTAL: 79 m²
 FLOOR 1: 41 m², FLOOR 2: 38 m²
 EXCLUDED AREAS: WALLS: 8 m²

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DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.