

Portolio



30 FULLARTON AVENUE

Dundonald, Kilmarnock, South Ayrshire KA2 9DT

Fixed Price £67,995

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An excellent opportunity to acquire a tenanted buy-to-let investment property in the popular village of Dundonald, South Ayrshire. This well-proportioned main door upper villa offers comfortable living space with private access, and is being sold with the tenants in situ, providing immediate rental income for investors. The accommodation (64 sq m) comprises on the ground floor of a private entrance hallway with stairs to upper level. First Floor: Landing/hallway, bright living room, fitted kitchen, two bedrooms, and modern three-piece shower room suite. The property benefits from having a Gas-fired Ideal Esprit Eco 24 boiler providing heating and hot water, UPVC double glazing, and a main door private access.

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 April 2024, providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £5,400, which represents an immediate yield of 7.9%. The property is sold as seen, and the sale price includes all the inventory items. The Home Report value is £68K.

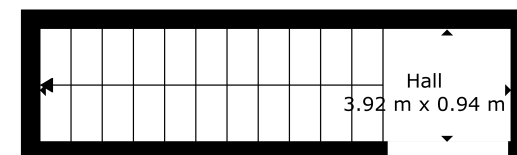
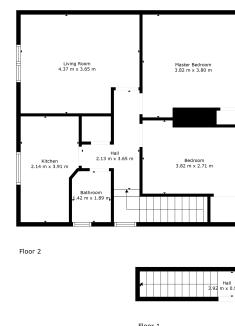
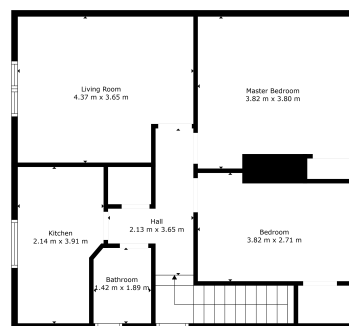
This property presents a secure and straightforward investment opportunity, with tenants already in place. Dundonald is a well-established village with local shops, schools, and transport links to Ayr, Kilmarnock and Glasgow, ensuring strong rental demand in the area.

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FEATURES

- Buy-to-let Investment
- Tenanted & fully compliant
- Home Report £68K
- 2 bedrooms
- Current rental £450pm
- Current yield 7.9%
- 64 sq m
- EPC Rating C
- Unfurnished Let



TOTAL: 62 m²
MEASURED: 62 m² (FLOOR 1, 62 m²)
 EXCLUDED AREAS: HALL, 4 m²; UNDERSTAIRS, 1 m²; WALLS, 6 m²

TOTAL: 62 m²
MEASURED: 62 m² (FLOOR 2, 62 m²)
 EXCLUDED AREAS: HALL, 4 m²; UNDERSTAIRS, 1 m²; WALLS, 6 m²

TOTAL: 62 m²
MEASURED: 62 m² (FLOOR 3, 62 m²)
 EXCLUDED AREAS: HALL, 4 m²; UNDERSTAIRS, 1 m²; WALLS, 6 m²

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.