

Portolio



3 FAIRYHILL ROAD

Kilmarnock, East Ayrshire KA1 1TA



Fixed Price £54,995

0333 344 2855 | property@portolio.co.uk



This tenanted ground floor one-bedroom buy-to-let investment flat is located within a traditional building dating from around 1900, situated on Fairyhill Road in Kilmarnock. The accommodation extends to approximately 36 sq m and comprises an entrance hall, a bright living room open to the kitchen, a double bedroom, and a shower room with WC. The property benefits from uPVC framed double-glazed windows, and heating is provided by a gas fired combination boiler located within a living room cupboard.

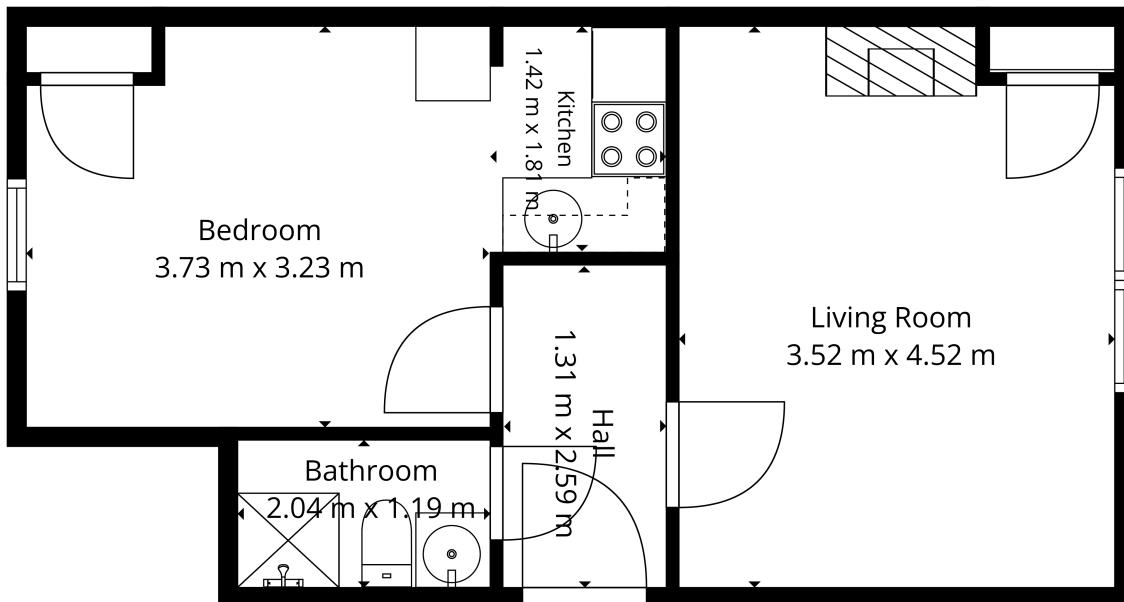
The property is being sold with the tenants in situ as a buy-to-let investment property. The property is fully compliant, and the tenant has been resident since September 2025, providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £6,000, which represents an immediate yield of 11%. The property is sold as seen, and the sale price includes all the inventory items. The Home Report value is £55K. There are no block factoring fees.

Investing in a buy-to-let property in Kilmarnock offers an excellent balance of affordable purchase prices and strong rental demand, making it particularly attractive for investors seeking solid yields. The town benefits from good transport links to Glasgow, a diverse local employment base, and consistent demand from tenants, helping to support reliable long-term rental income and value growth.



FEATURES

- Buy-to-let Investment
- Tenanted & Fully Compliant
- 1 bedroom
- Home Report £55,000
- Current rental £500pm
- Current Yield 11%
- Unfurnished let
- EPC Rating D



© EstateLenz 2025 - Not To Scale. For Illustration Purposes Only. All Measurements, Including Total Area, Are In M². Approximated, And Should Be Independently Verified. www.estateleenz.com | info@estateleenz.com



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.