

Portolio



G/2, 14 BARBADOES ROAD

Kilmarnock, East Ayrshire KA1 1SY



Offers Over £54,995

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Tenanted 1 bedroom buy-to-let investment property in Kilmarnock with a current yield of 11%. This ground floor, one-bedroom flat presents an attractive investment opportunity within a traditional residential building dating from circa 1900. The property is being sold with the tenants in situ, offering immediate rental income from completion. The accommodation extends to approximately 46 sq m and comprises an entrance hall, living room, kitchen, double bedroom, and shower room with WC. The property benefits from uPVC framed double-glazed windows and gas-fired central heating via a combination boiler located within the kitchen. The EPC rating is Band D.

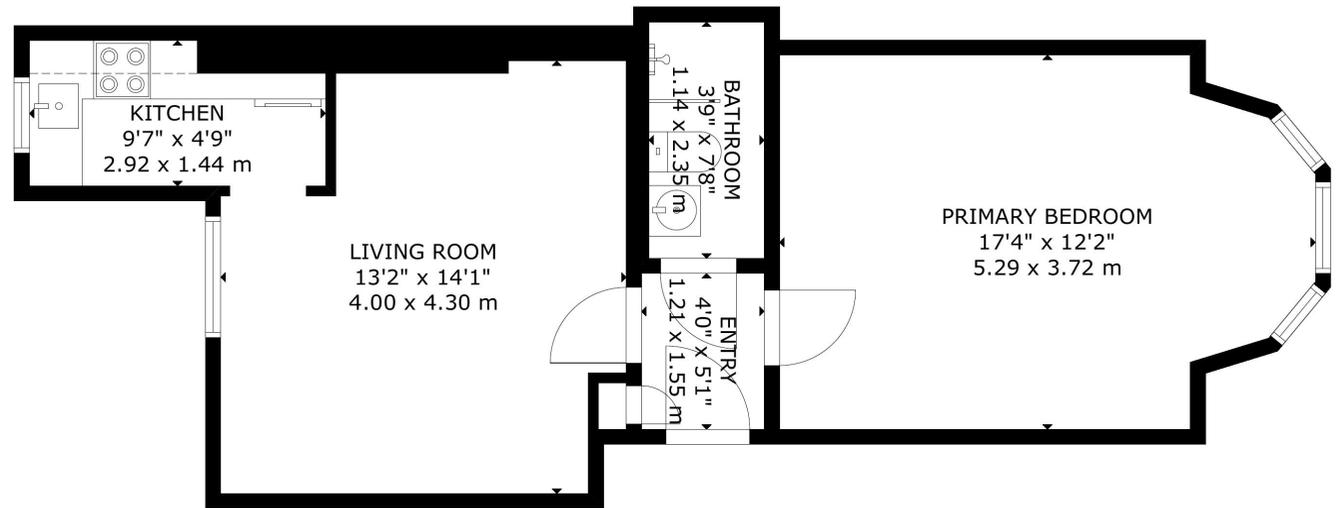
The property is being sold with the tenants in situ as a buy-to-let investment property. The property is fully compliant, and the tenant has been resident since August 2025, providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £6,000, which represents 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.

Situated on Barbadoes Road, the property enjoys a convenient location close to Kilmarnock town centre. 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%
- EPC Rating D
- 46 sq m
- Unfurnished let



GROUND FLOOR

GROSS INTERNAL AREA
 TOTAL: 43 m²/463 sq ft
 GROUND FLOOR: 43 m²/463 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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.