

# Portolio



**40F OLD MILL ROAD**

Kilmarnock, East Ayrshire KA1 3AX

**Fixed Price £44,995**

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Tenanted 1 bedroom buy-to-let property in Kilmarnock only a short walk from the town centre. This main door investment property comprises a hallway, living room, kitchen, double bedroom, and shower room with shower cubicle, wash basin and WC. The property benefits from a town centre location, gas central heating, double glazing, and is fully compliant for the rental market.

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 July 2020 providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £4,200 which represents an immediate yield of 9.3% and a potential yield at current market rental rates of 11.3%. The property is sold as seen and the sale price includes all the inventory items. The Home Report value is £45K.

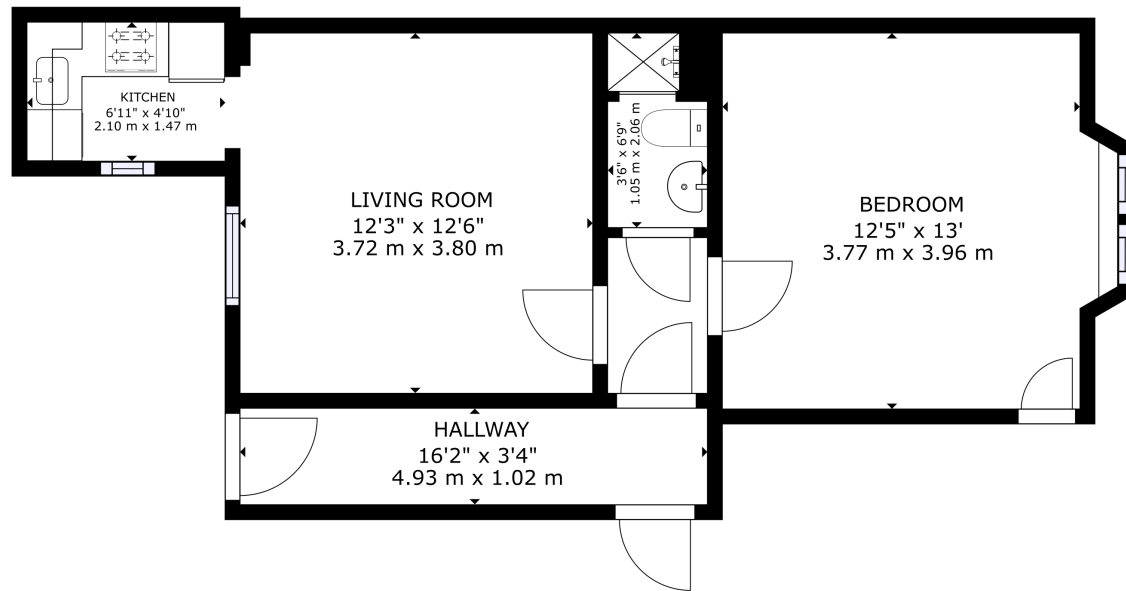
Kilmarnock is a town in East Ayrshire situated in southwest Scotland with a population of approximately 47,000. The train from Kilmarnock to Glasgow Central takes approximately 37 minutes and the travel time by car is around 30 minutes.

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## FEATURES

- Buy-to-let Investment
- Tenanted & Fully Compliant
- 1 Bedroom
- Home Report £45,000
- Current Rental £350pm
- Current Yield 9.3%
- EPC Rating: C
- 48 sq m
- Unfurnished Let
- No Buyer Fees



GROSS INTERNAL AREA  
FLOOR 1: 413 sq ft, 38.16 m<sup>2</sup>  
EXCLUDED AREAS: HALLWAY: 56 sq ft, 5.23 m<sup>2</sup>  
TOTAL: 413 sq ft, 38.16 m<sup>2</sup>  
SIZES 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 floor plan 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.