FOR SALE

KILMARNOCK - Bonnyton Road
Offers In Excess Of £42,995
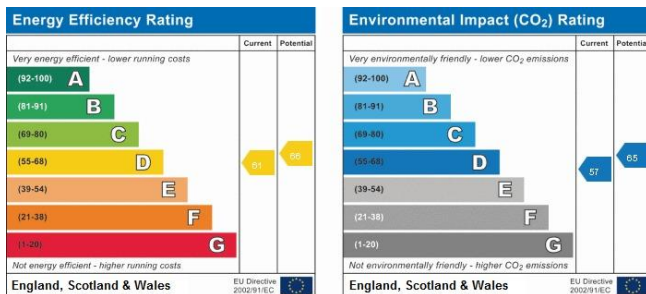
MARTIN&CO

1/1, 20 Bonnyton Road

- **2 Bedrooms**
- **Well Equipped Kitchen**
- **Active tenant in place**
- **Immediate income stream**
- **Double Glazed**

** Tenanted property investment, active tenant in place, immediate income stream**

An excellent Buy to let opportunity with tenancy in place, Home report £45,000

Martin and Co are pleased to present this 2 bedroom upper flat. It is conveniently located for Kilmarnock town centre and all travel routes yet removed from the hustle & bustle.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		65
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales — EU Directive 2002/91/EC

Environmental Impact (CO$_2$) Rating

	Current	Potential
Very environmentally friendly - lower CO$_2$ emissions		
(92-100) A		
(81-91) B		
(69-80) C		65
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO$_2$ emissions		

England, Scotland & Wales — EU Directive 2002/91/EC