



33 BURNS STATUE SQUARE

AYR, KA7 1SU

THE BUSINESS

NEWLY RENOVATED 7-BEDROOM HMO - ALL EN-SUITE - READY TO LET

An excellent investment opportunity to acquire a newly renovated 7-bedroom House in Multiple Occupation (HMO), ideally suited to landlords and investors looking for a property with excellent rental potential. Previously used as office premises, the property has recently undergone a full renovation to create a purpose-designed HMO. The renovation has now been completed, with the property fully compliant and ready to let, offering an investor the opportunity to begin generating rental income without the need for further refurbishment.



The property comprises seven bedrooms, all benefiting from their own private en-suite facilities, along with a well-appointed communal kitchen and living room providing tenants with a comfortable shared space to cook, relax and socialise.

The location is particularly appealing, being within walking distance of the local college and town centre, with easy access to shops, amenities, transport links and local employment opportunities. Prestwick Airport is less than 5 miles away, adding further appeal for contractors and working professionals.

The property offers excellent potential for a range of rental strategies, including contractor accommodation, student housing and professional house shares. The combination of seven en-suite bedrooms, communal facilities and a convenient location makes this an attractive proposition for both tenants and investors.



COMMUNAL KITCHEN AND LIVING ROOM















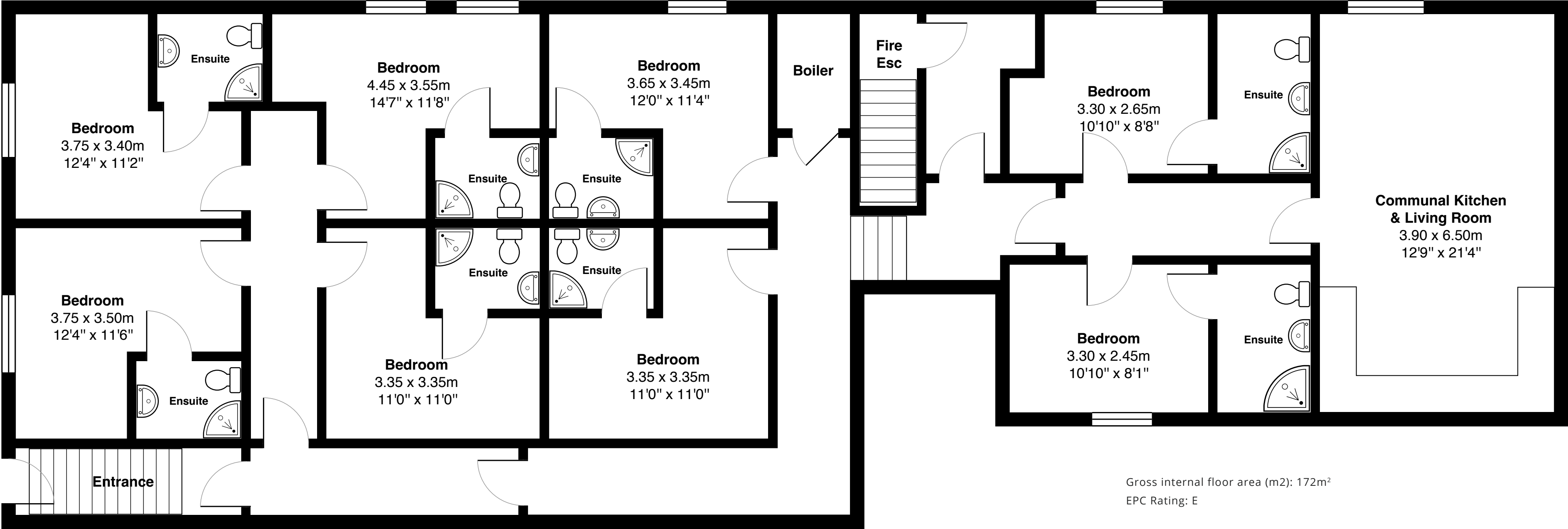
KEY FEATURES

- Seven-bedroom HMO
- All seven bedrooms are en-suite
- Newly renovated throughout
- Communal kitchen and living room
- Fully compliant and ready to let
- Walking distance to the college and town centre
- Less than 5 miles from Prestwick Airport
- Excellent potential for contractor accommodation
- Ideal for students or professional tenants
- Strong investment and rental potential
- Ready for immediate letting

A fantastic opportunity to acquire a fully renovated, seven-bedroom all-en-suite HMO in a highly convenient location, with the flexibility to target the contractor, student or professional rental market.

Early viewing is highly recommended.





Gross internal floor area (m2): 172m²
EPC Rating: E

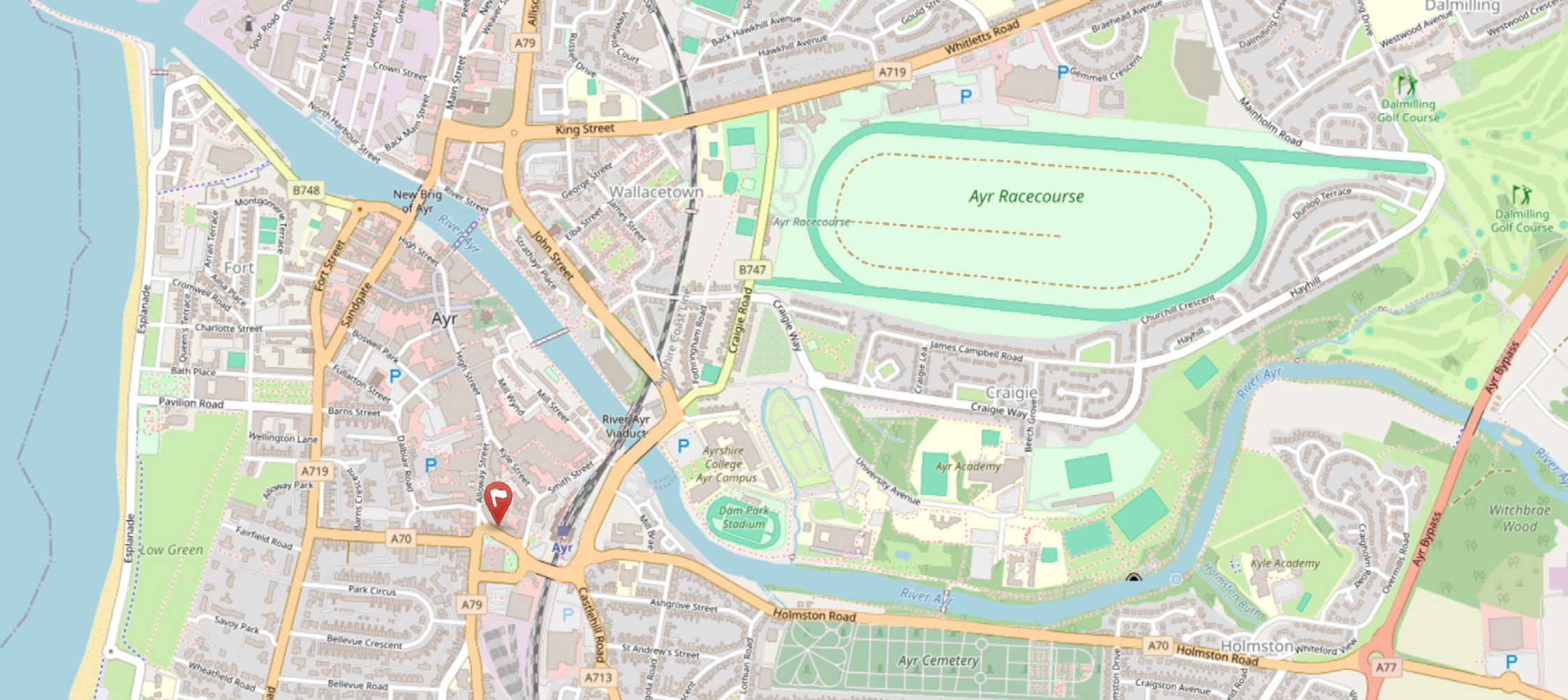
The property is ideally situated in Ayr, a popular coastal town in South Ayrshire offering a great combination of convenience, amenities and transport connections.

Ayr town centre is within easy walking distance, providing access to a wide range of shops, cafés, restaurants, bars, leisure facilities and everyday amenities. The town is also home to the University of the West of Scotland's Ayr Campus, making the location particularly appealing for students and those working or studying locally. Ayr benefits from excellent transport links, with regular rail services providing connections to surrounding towns and cities, including Prestwick, Kilmarnock and Glasgow. The area is also well connected by road, making it an attractive base for contractors and professionals working across South Ayrshire and the wider Ayrshire area. Prestwick Airport is less than five miles away, providing convenient access for tenants who travel regularly for work or leisure. Ayr itself offers an attractive coastal lifestyle, with the seafront, beach, parks and promenade all within easy reach, alongside a variety of restaurants, cafés and leisure facilities.

The combination of a central location, excellent transport links, nearby educational facilities and proximity to Prestwick Airport makes this an excellent location for student, professional and contractor accommodation, supporting strong rental demand and investment potential.







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