



BURNSIDE OF RUSKIE

Ruskie, Stirlingshire, FK8 3LG



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A charming and spacious detached house which offers generously proportioned accommodation situated amongst attractive countryside with substantial garden grounds.

Accommodation

Ground Floor: Entrance Hall, Breakfasting Kitchen open plan to Living/Dining Room, Sitting Room, Family Room/Snug, Double Bedroom 1 with en-suite Shower Room, Living Room/Games Room, Porch, Cinema Room, Double Bedroom 2 with en-suite Bathroom, Utility Room.

First Floor: Principal Bedroom with en-suite Dressing Room and en-suite Bathroom, Double Bedroom 4 with en-suite Shower Room, Double Bedroom 5, Family Bathroom.

Second Floor: Double Bedroom 6, Office.

Exterior: Burnside of Ruskie is set back from the road and accessed via a private drive, which provides ample room for car parking and turning, as well as access to the double garage, with loft storage above. The garden extends to over an acre and includes a range of mature trees, shrubs and bushes, including apple, birch, and rhododendrons. There is patio terracing to capture the sun at different parts of the day.

Double Garage. Summerhouse.

For sale as a Whole.



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Situation

Burnside of Ruskie is set in a secluded and attractive rural setting within the hamlet of Ruskie. The property lies close to the popular communities of Thornhill, Kippen and Callander and only 13 miles from Stirling. Kippen and Callander provide for all everyday requirements with a broad selection of local shops and facilities while Thornhill has a well regarded primary school.

Stirling is the principle city of the Central Scotland region and has a wide variety of retail, professional and leisure facilities. Locally both the M80 and M9, and a main line rail service gives good access to Glasgow, Edinburgh and Perth as well as to Glasgow and Edinburgh Airports via the motorways.

The area is extremely popular with families taking advantage of the excellent local schooling and with commuters to Glasgow, Stirling and Edinburgh. Burnside of Ruskie is situated within the McLaren High catchment area, top High School in the Sunday times education supplement. In addition, there are a wide range of private schools available including Dollar Academy to the east of Stirling, Fairview International in Bridge of Allan and further schools in Edinburgh, Glasgow and Perthshire.

The Trossachs, which include a number of Munros and Corbetts are a short drive away boasting challenging routes for walking and climbing enthusiasts. Loch Lomond, part of Scotland's first National Park, is also nearby and is well known for its water sports including wind surfing, sailing and excellent water skiing. Fishing enthusiasts have the choice of Loch Lomond, the Lake of Menteith and the Rivers Endrick, Forth and Teith which run nearby. There are also a number of golf courses in the area including Gleneagles and Loch Lomond Golf Course which is hosts many international events.

General Description

Burnside of Ruskie is a bright and spacious detached house that dates from circa 1742. The property has been sympathetically renovated and upgraded over the passage of time, to provide comfortable and tastefully presented modern living accommodation, in a delightful rural location. The house has generous, well-proportioned accommodation that offers flexibility of use and a highly specified interior.





Burnside of Ruskie is approached through wrought iron gates which open out into a generous gravel driveway providing ample car parking and turning area. Accessed off the drive, an archway provides access to the substantial patio terrace and an approach to the main entrance to the house. A stone step leads to a decorative part glazed door providing access to the Entrance Hall with tiled floor and ceiling spotlights. The Entrance Hall is a welcoming space giving access to the principal rooms on the ground floor.

Part glazed timber doors provide access to the sumptuous Breakfasting Kitchen open plan to Living/Dining Room which is the heart of the house; an exceptional reception room which features sash windows providing a triple aspect view overlooking the garden grounds and a fireplace with stone surround which provides a heartening focal point. The Kitchen has been fitted with a generous array of kitchen units providing ample storage with granite worksurfaces. The units incorporate a sink with drainer, double AEG oven and grill, Samsung American style fridge freezer, pull out bins and integrated dishwasher. A notable feature of the Kitchen is the large island with AEG induction hob and extractor fan above, wine fridge and pull-out storage units below. The island benefits from a seating area which provides a more relaxed dining area. The Living Room has been thoughtfully configured to align with modern lifestyle trends and incorporates a Dining area which allows for sociable and relaxed family living, as well as entertaining larger parties when occasion demands, alongside the more informal dining area in the Kitchen.

Accessed off the Entrance Hall is the Sitting Room open plan to the Family Room/Snug which is generously proportioned with feature gas fire, ceiling spotlights and wall mounted radiators. Steps rise to the Family Room/Snug with decorative iron spiral staircase which provides access to the first floor. The area is flooded with natural light from the two Velux windows.

A decorative part glazed door opens to Double Bedroom 1 with en-suite Shower Room. French doors provide access to the patio terrace at the front of the house. The en-suite Shower Room has a walk-in shower cabinet, WC and wash hand basin. Steps lead to the Living Room/Games Room with ornate fireplace with stone surround and gas fire. A part glazed door opens to the Porch with decorative tiled floor and provides access to the garden area. Adjoining the Living Room is the Cinema Room with recessed cupboard with shelving, ceiling spotlights and fireplace with stone surround and gas fire. Accessed from the Living Room is Double Bedroom 2 with en-suite Bathroom. The Bedroom benefits from a decorative timber fireplace (disused) with stone surround and a ceiling rose. A large sash window provides a pleasant outlook over the rear garden. The en-suite Bathroom has a WC, wash hand basin with storage cupboard below and vanity mirror above, bath unit, wall mounted towel rail and Velux window.

Completing the Ground Floor accommodation is the Cloakroom and the Utility Room with ceiling spotlights, traditional pulley, wall and floor mounted storage units and worktop incorporating a stainless-steel sink and drainer. French doors open to a patio area which is a suntrap and the rear garden.





The ground floor accommodation is ideal for entertaining with 4 flexible reception rooms alongside the more informal living space of the large Breakfasting Kitchen.

A staircase rises to the first floor landing, giving access to the Bedroom accommodation and the Family Bathroom. Accessed off the landing is Double Bedroom 3 with feature fireplace (disused) with ornate mantle and stone hearth. The Bedroom benefits from a dual aspect view overlooking the garden grounds. Steps lead to Double Bedroom 4 with en-suite Shower Room. The Bedroom has ceiling spotlights and an integrated wardrobe with hanging rail. The Shower Room has a walk-in shower cabinet, wash hand basin with vanity mirror and lights above, WC and towel rail. Adjacent is the Principal Bedroom with en-suite Dressing Room and en-suite Bathroom. The bedroom is sumptuously proportioned with feature electric fire and integrated wardrobes with fitted drawers below. The sash windows provide a dual aspect view over the garden grounds. Adjoining is the dressing room with integrated wardrobes and ceiling spotlights. Adjacent is the en-suite Bathroom with walk-in shower cabinet, bath unit, double wash hand basin with storage cupboards below and vanity mirror above. WC, wall mounted towel rail and ceiling spotlights.

Completing the First Floor accommodation is the Family Bathroom with walk-in shower cabinet, bath unit with separate hand held shower attachment, double sink with storage cupboards below and vanity mirror above and wall mounted shelving units.

A further staircase rises to the Second Floor providing access to Double Bedroom 6 with sash window and integrated wardrobe. Opposite is the Office with Velux window and integrated wall mounted storage units.

Burnside of Ruskie extends to about ? The accommodation is spacious and well-appointed throughout and clever use has been made of sash windows, Velux windows, part glazed doors and French doors all maximising natural light and views overlooking the garden grounds and surrounding countryside. The accommodation is generous and thoughtfully laid out with family living in mind.

GARDEN

The garden is a particular asset of the property, surrounding the house attractively. Sheltered by mature trees and burgeoning shrubbery, it is something of a protected haven providing a sense of privacy and seclusion.

The garden which is fringed by the Rusky burn is predominantly laid to lawn and is well stocked with flowers and plants, which provide year-round colour and interest. A stone path wraps around the house and provides access to the rear patio area which can be accessed from the Utility Room. There is a large patio area at the front of the house which offers ideal entertaining space in the warmer months.

There is a large Summerhouse with decking area to the rear of the house and adjacent to the house is the Double Garage with electric light and power with loft storage above.



GENERAL REMARKS AND INFORMATION

The summer house has 8 solar panels connected to the grid which earns for surplus electricity.

Viewing

Viewing is strictly by appointment with the Selling Agents.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is FK8 3LG

Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price.

Local Authority

Stirling Council, Viewforth, Stirling, FK8 2ET. Tel: 0845 277 7000.

Classifications

Council Tax Band G
EPC Rating – Band E

Tenure

Freehold

Services

Mains water and electricity. Drainage to a septic tank. Oil fired central heating.

Offers

Offers should be submitted in Scottish Legal Form to the joint sole selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6HA. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

Internet Websites

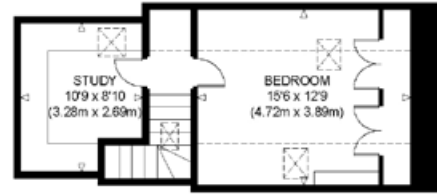
Properties and other properties offered by Rettie & Co can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, and www.thelondonoffice.co.uk.

Servitude Rights, Burdens & Wayleaves

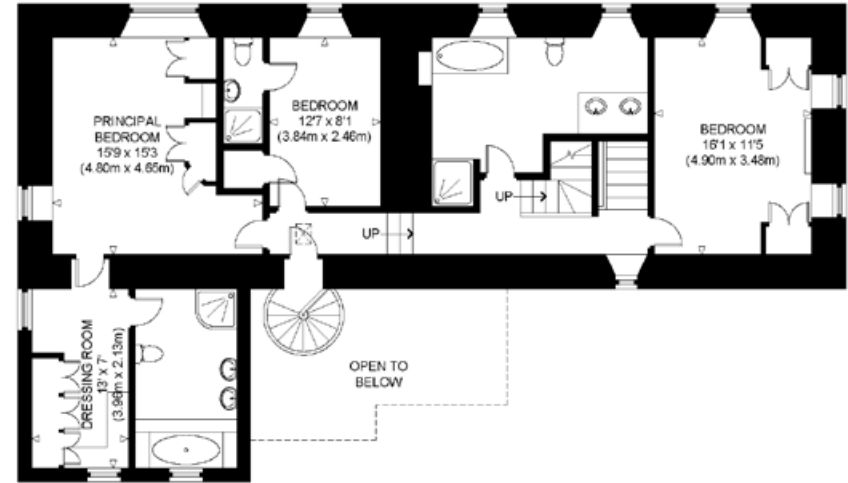
The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.



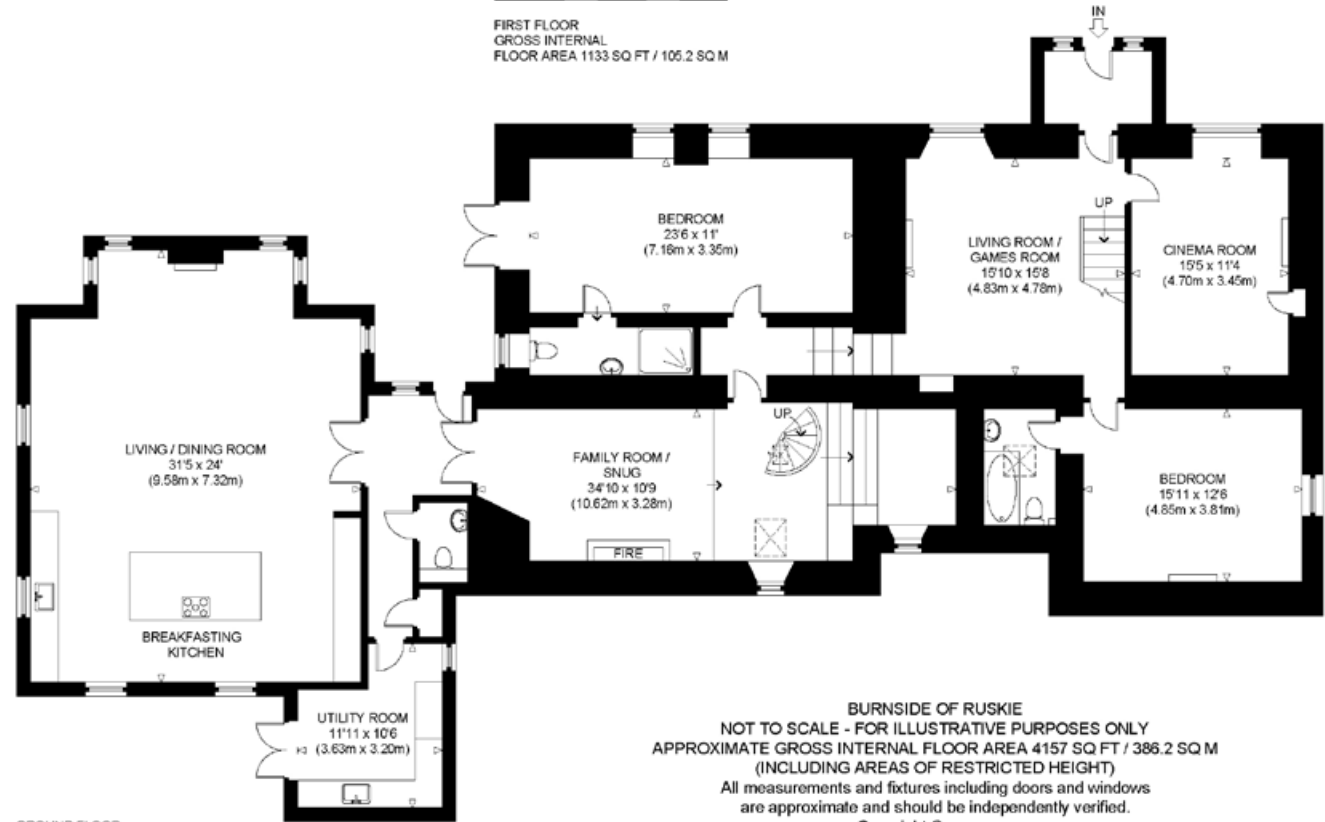




SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 342 SQ FT / 31.8 SQ M



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 1133 SQ FT / 105.2 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 2682 SQ FT / 249.2 SQ M

BURNSIDE OF RUSKIE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 4157 SQ FT / 386.2 SQ M
(INCLUDING AREAS OF RESTRICTED HEIGHT)

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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RETTIE

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11 Wemyss Place
Edinburgh
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Particulars and Plans

These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available on request.

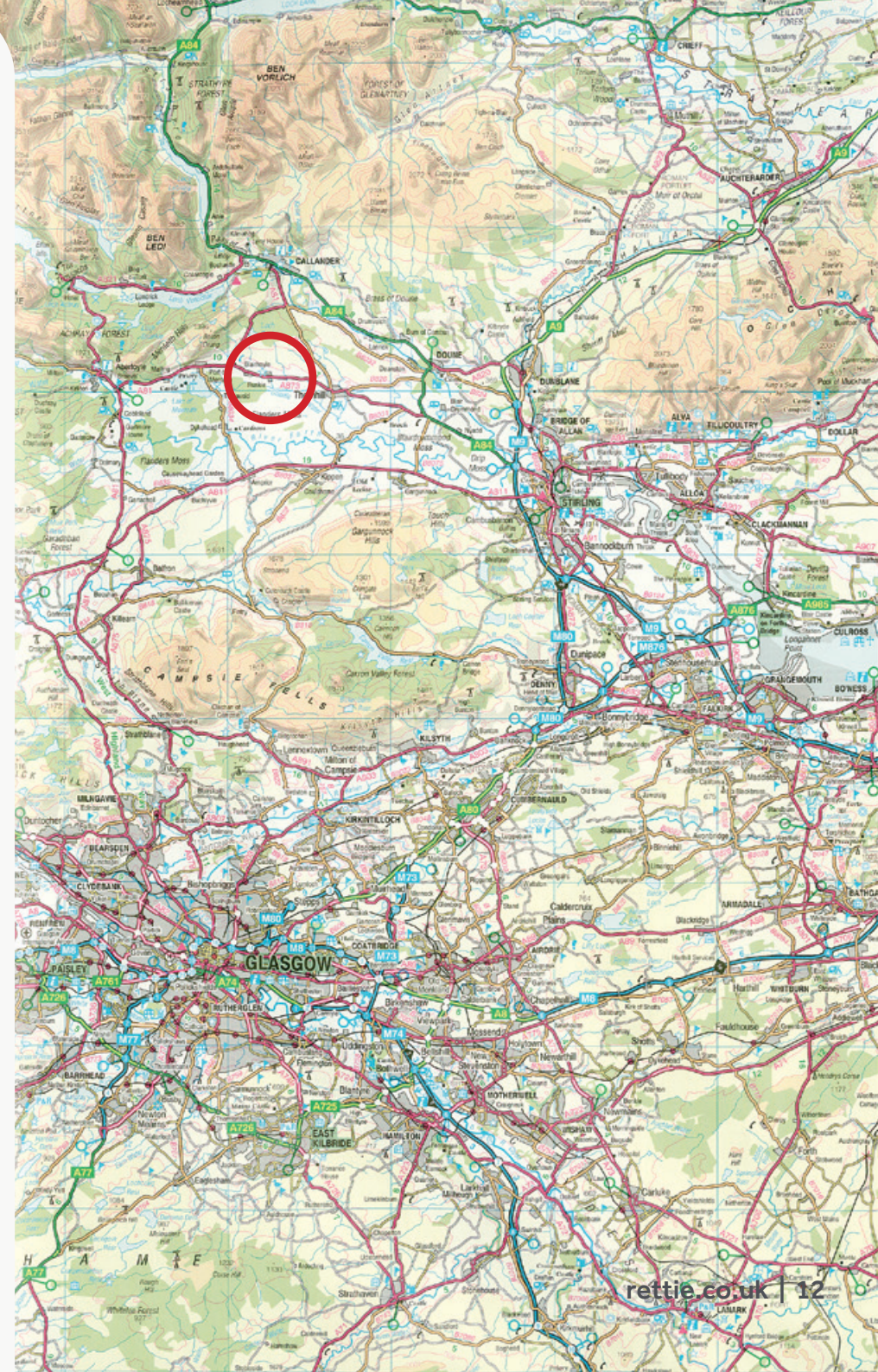
Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agents, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contact in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.
3. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice

Rettie & Co give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.







Proof and Source of Funds/Anti Money Laundering Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction. All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

RETTIE

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