



**Hogwood House, Ruskie, FK8 3LG**

welcome to

## Hogwood House, Ruskie

Introducing this detached family home which offers a wealth of expansive & versatile living accommodation, as well as enjoying a most prominent position with breath-taking countryside vistas. Viewing is certainly recommended to fully appreciate all that this impressive house has to offer.



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This spacious detached house is sure to appeal to a wide demographic of potential purchasers, especially those that are looking for an expansive family home. The property offers both flexible & versatile accommodation, which is certainly more in keeping with today's lifestyle requirements.

Internally the property boasts generous accommodation which is set over 2 levels & initially consists of an Entrance Hallway with a staircase leading to the upper level. Immediately drawing you in is the spacious Sitting Room, which is the sociable hub of the home, making this the ideal retreat where friends & family will naturally gather at the start & end of the day; a large window to the front aspect allows a wealth of natural light to flourish into the room & also provides a delightful countryside outlook. There is a well-proportioned Dining Room which is perfect for entertaining, or family gatherings & also provides convenient access out to the expansive Conservatory. The Conservatory provides a vast additional living space to enjoy, whilst also offering views & access out to the rear garden. Retracing our steps back to the Entrance Hallway, we gravitate towards the Kitchen / Breakfast Room; the Kitchen provides space, convenience & ample storage, making this Kitchen one to enjoy; tastefully tailored with an array of wall & base units, fitted worktops & integrated oven/hob. To keep your Kitchen chore & clutter free, there is a separate Utility Room with handy access out to the rear garden. Additionally, there is a rear lobby, situated off the Kitchen/Breakfast Room, which allows access to the downstairs WC as well as access into the double garage. There is a stylish ground floor Shower room, which comprises of a shower cubicle, WC, wash hand basin & bidet. Concluding the accommodation on the ground floor are 2 further rooms – both of these rooms offer multifunctional possibilities (including being used as downstairs Bedrooms) & could be adapted to alternative usage depending on your lifestyle requirements, due to the substantial additional living accommodation on offer throughout the home.

Ascend the staircase to the first-floor landing to gain access to the upper floor living accommodation. The 2 Bedrooms on offer are both doubles in size & also benefit from in-built storage. Concluding the accommodation on this floor is a separate WC.

A true string to the bow of this expansive home is the versatility on offer; with a wealth of flexible accommodation that current, modern lifestyles prefer. There is a good range of in-built storage space to be found throughout the house & viewing of this property is highly recommended to truly appreciate the size & space that this home has to offer.

The property is set in an enviable position, with stunning countryside vistas, whilst the sizeable gardens are a further stand-out feature of this lovely home. To the front there is a driveway offering off road parking for a number of vehicles & access to the double garage; whilst the garden is mainly lawn, with mature shrubs & plants. The Rear Garden is sectioned off into 2 parts; one being a gravelled, low maintenance area with raised planters & the second being a large lawn area to enjoy. Any prospective buyer with a passion for gardening or who simply desires a wonderful outside space to enjoy will therefore be wholly impressed by what is on offer.

Ruskie is situated just off the A811 in a peaceful rural location close to the stunning Loch Lomond & Trossachs National Park. The area offers a variety of outdoor pursuits, whilst the property is also well-placed for major road networks & mainline rail services, with Stirling being approximately 15 miles away & offers a host of amenities & access to motorway links in and around the central belt.

## Ground Floor

### Entrance Hallway

### Sitting Room

18' 3" max x 12' 10" max ( 5.56m max x 3.91m max )

### Dining Room

10' 6" x 10' 1" ( 3.20m x 3.07m )

### Conservatory

21' 10" max x 12' 11" max ( 6.65m max x 3.94m max )

### Kitchen / Breakfast Room

14' 3" max x 10' 10" max ( 4.34m max x 3.30m max )

### Utility Room

### Shower Room

### WC

### Bedroom / Reception Room

15' 3" max x 10' 10" max ( 4.65m max x 3.30m max )

### Bedroom / Reception Room

14' 4" x 11' 10" ( 4.37m x 3.61m )

## Upper Floor

### Bedroom

18' 3" max x 14' 5" max ( 5.56m max x 4.39m max )

### Bedroom

18' 3" max x 18' 3" max ( 5.56m max x 5.56m max )

### WC



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## Hogwood House, Ruskie

- Detached family home offering flexible & versatile accommodation.
- Large garden, with idyllic countryside views
- 3/4 Bedrooms
- Sitting Room, Dining Room, Conservatory
- Kitchen / Breakfast Room

Tenure: Freehold EPC Rating: F

offers over

**£365,000**



Please note the marker reflects the postcode not the actual property

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