



Property | Lettings | Mortgages

## House Price Report August 2025

### ESPC average house price summary: June 25 to August 25

The table below shows the average selling price of a selection of the most popular areas and property type within east central Scotland, based on sales volumes. For more details about your area contact an ESPC solicitor estate agent who can provide expert information on the local market.

	Property Type	Jun 25 - Aug 25	Jun 24 - Aug 24	YOY %
Edinburgh, Lothians, Fife and Borders	All Properties	£295,572	£282,742	4.5%
<b>Edinburgh</b>				
City of Edinburgh	All Properties	£315,961	£302,266	4.5%
Edinburgh City Centre	All Properties	£313,156	£321,408	-2.6%
Abbeyhill / Meadowbank	1 bedroom flat	£182,288	£188,370	-3.2%
Dalry / Gorgie / Slateford / Chesser	1 bedroom flat	£168,404	£166,757	1.0%
Leith Walk / Easter Road / Pilrig / Bonnington	1 bedroom flat	£193,459	£181,025	6.9%
Polwarth / Shandon / Tollcross	1 bedroom flat	£243,155	£224,082	8.5%
Bellevue / Hillside / Broughton	2 bedroom flat	£304,635	£321,169	-5.1%
Leith / The Shore / Granton	2 bedroom flat	£253,777	£232,498	9.2%
Marchmont / Bruntsfield	2 bedroom flat	£406,870	£393,054	3.5%
Morningside / Merchiston	2 bedroom flat	£353,584	£382,282	-7.5%
New Town / West End	2 bedroom flat	£442,315	£436,563	1.3%
Newington / Grange / Blackford	2 bedroom flat	£306,046	£286,017	7.0%
Portobello / Joppa	2 bedroom flat	£274,742	£283,347	-3.0%
Stockbridge / Comely Bank / Fettes / Canonmills	2 bedroom flat	£342,494	£315,766	8.5%
Trinity / Newhaven / Inverleith	2 bedroom flat	£292,682	£288,557	1.4%
Cramond / Barnton / Cammo	3 bedroom house	£423,688	£474,815	-10.8%
Blackhall / Davidsons Mains / Silverknowes	3 bedroom house	£435,306	£485,500	-10.3%
Corstorphine / Clermiston / South Gyle / East Craigs	3 bedroom house	£362,398	£368,764	-1.7%
Currie / Balerno / Juniper Green	3 bedroom house	£334,893	£331,273	1.1%
Liberton / Gilmerton	3 bedroom house	£326,879	£291,000	12.3%
South Queensferry / Dalmeny	3 bedroom house	£317,804	£282,584	12.5%
<b>Lothians</b>				
East Lothian	All Properties	£303,786	£271,050	12.1%
Midlothian	All Properties	£276,285	£261,443	5.7%
West Lothian	All Properties	£290,801	£264,956	9.8%
<b>Fife</b>				
East Fife	All Properties	£271,402	£291,411	-6.9%
West Fife & Kinross	All Properties	£236,980	£218,513	8.5%
Dunfermline	All Properties	£248,803	£207,220	20.1%
<b>Scottish Borders</b>				
Borders	All Properties	£213,354	£233,521	-8.6%

Issued by ESPC (UK) Ltd

ESPC/202508