



Property | Lettings | Mortgages

House Price Report

December 2025

ESPC average house price summary: October 25 to December 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	Oct 25 - Dec 25	Oct 24 - Dec 24	YOY %
Edinburgh, Lothians, Fife and Borders	All Properties	£296,479	£284,925	4.1%
Edinburgh				
City of Edinburgh	All Properties	£313,837	£303,969	3.2%
Edinburgh City Centre	All Properties	£367,026	£338,169	8.5%
Abbeyhill / Meadowbank	1 bedroom flat	£190,876	£187,170	2.0%
Dalry / Gorgie / Slateford / Chesser	1 bedroom flat	£170,523	£158,762	7.4%
Leith Walk / Easter Road / Pilrig / Bonnington	1 bedroom flat	£197,478	£173,959	13.5%
Polwarth / Shandon / Tollcross	1 bedroom flat	£220,005	£206,870	6.3%
Bellevue / Hillside / Broughton	2 bedroom flat	£351,552	£309,415	13.6%
Leith / The Shore / Granton	2 bedroom flat	£247,772	£240,843	2.9%
Marchmont / Bruntsfield	2 bedroom flat	£413,100	£386,636	6.8%
Morningside / Merchiston	2 bedroom flat	£347,877	£332,550	4.6%
New Town / West End	2 bedroom flat	£431,731	£451,191	-4.3%
Newington / Grange / Blackford	2 bedroom flat	£320,404	£323,153	-0.9%
Portobello / Joppa	2 bedroom flat	£269,018	£306,278	-12.2%
Stockbridge / Comely Bank / Fettes / Canonmills	2 bedroom flat	£299,544	£311,240	-3.8%
Trinity / Newhaven / Inverleith	2 bedroom flat	£267,310	£276,812	-3.4%
Cramond / Barnton / Cammo	3 bedroom house	£453,500	£424,783	6.8%
Blackhall / Davidsons Mains / Silverknowes	3 bedroom house	£458,566	£449,834	1.9%
Corstorphine / Clermiston / South Gyle / East Craigs	3 bedroom house	£352,485	£388,950	-9.4%
Currie / Balerno / Juniper Green	3 bedroom house	£349,781	£374,394	-6.6%
Liberton / Gilmerton	3 bedroom house	£297,171	£284,872	4.3%
South Queensferry / Dalmeny	3 bedroom house	£319,394	£285,105	12.0%
Lothians				
East Lothian	All Properties	£297,817	£277,298	7.4%
Midlothian	All Properties	£282,109	£264,206	6.8%
West Lothian	All Properties	£269,989	£258,104	4.6%
Fife				
East Fife	All Properties	£325,819	£250,053	30.3%
West Fife & Kinross	All Properties	£219,286	£234,934	-6.7%
Dunfermline	All Properties	£216,296	£228,891	-5.5%
Scottish Borders				
Borders	All Properties	£237,965	£216,784	9.8%

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