



House Price Report

April 2021

ESPC average house price summary: February 21 to April 21

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	Feb 21 - Apr 21	Feb 20 - Apr 20	YOY %
Edinburgh, Lothians, Fife and Borders	All Properties	£256,790	£235,873	8.9%
Edinburgh				
City of Edinburgh	All Properties	£272,488	£252,364	8.0%
Edinburgh City Centre	All Properties	£321,649	£296,959	8.3%
Abbeyhill / Meadowbank	1 bedroom flat	£164,040	£183,743	-10.7%
Dalry / Gorgie / Slateford / Chesser	1 bedroom flat	£152,931	£159,360	-4.0%
Leith Walk / Easter Road / Pilrig / Bonnington	1 bedroom flat	£164,107	£154,774	6.0%
Polwarth / Shandon / Tollcross	1 bedroom flat	£208,772	£195,100	7.0%
Bellevue / Hillside / Broughton	2 bedroom flat	£296,392	£290,081	2.2%
Leith / The Shore / Granton	2 bedroom flat	£211,102	£212,711	-0.8%
Marchmont / Bruntsfield	2 bedroom flat	£390,235	£371,101	5.2%
Morningside / Merchiston	2 bedroom flat	£344,808	£303,906	13.5%
New Town / West End	2 bedroom flat	£404,041	£408,380	-1.1%
Newington / Grange / Blackford	2 bedroom flat	£318,326	£291,194	9.3%
Portobello / Joppa	2 bedroom flat	£248,246	£259,625	-4.4%
Stockbridge / Comely Bank / Fettes / Canonmills	2 bedroom flat	£291,697	£272,511	7.0%
Trinity / Newhaven / Inverleith	2 bedroom flat	£284,304	£271,953	4.5%
Cramond / Barnton / Cammo	3 bedroom house	£354,286	£411,227	-13.8%
Blackhall / Davidsons Mains / Silverknowes	3 bedroom house	£396,656	£467,883	-15.2%
Corstorphine / Clermiston / South Gyle / East Craigs	3 bedroom house	£341,894	£310,347	10.2%
Currie / Balerno / Juniper Green	3 bedroom house	£316,585	£262,167	20.8%
Liberton / Gilmerton	3 bedroom house	£282,237	£228,748	23.4%
South Queensferry / Dalmeny	3 bedroom house	£237,551	£241,784	-1.8%
Lothians				
East Lothian	All Properties	£266,715	£255,564	4.4%
Midlothian	All Properties	£219,560	£196,011	12.0%
West Lothian	All Properties	£206,240	£206,054	0.1%
Fife				
East Fife	All Properties	£241,651	£209,218	15.5%
West Fife & Kinross	All Properties	£188,734	£179,068	5.4%
Dunfermline	All Properties	£200,101	£181,528	10.2%
Scottish Borders				
Borders	All Properties	£208,840	£190,738	9.5%

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