



## House Price Report

### April 2023

#### ESPC average house price summary: February 23 to April 23

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 23 - Apr 23	Feb 22 - Apr 22	YOY %
Edinburgh, Lothians, Fife and Borders	All Properties	£267,679	£270,715	-1.1%
<b>Edinburgh</b>				
City of Edinburgh	All Properties	£280,629	£288,249	-2.6%
Edinburgh City Centre	All Properties	£326,136	£354,990	-8.1%
Abbeyhill / Meadowbank	1 bedroom flat	£194,704	£182,946	6.4%
Dalry / Gorgie / Slateford / Chesser	1 bedroom flat	£162,508	£160,189	1.4%
Leith Walk / Easter Road / Pilrig / Bonnington	1 bedroom flat	£172,474	£164,974	4.5%
Polwarth / Shandon / Tollcross	1 bedroom flat	£199,452	£213,029	-6.4%
Bellevue / Hillside / Broughton	2 bedroom flat	£302,121	£304,245	-0.7%
Leith / The Shore / Granton	2 bedroom flat	£226,585	£229,644	-1.3%
Marchmont / Bruntsfield	2 bedroom flat	£395,269	£382,746	3.3%
Morningside / Merchiston	2 bedroom flat	£346,350	£344,991	0.4%
New Town / West End	2 bedroom flat	£430,411	£434,250	-0.9%
Newington / Grange / Blackford	2 bedroom flat	£305,171	£273,892	11.4%
Portobello / Joppa	2 bedroom flat	£272,146	£266,412	2.2%
Stockbridge / Comely Bank / Fettes / Canonmills	2 bedroom flat	£327,435	£292,116	12.1%
Trinity / Newhaven / Inverleith	2 bedroom flat	£287,943	£259,751	10.9%
Cramond / Barnton / Cammo	3 bedroom house	£445,000	£481,927	-7.7%
Blackhall / Davidsons Mains / Silverknowes	3 bedroom house	£537,688	£455,189	18.1%
Corstorphine / Clermiston / South Gyle / East Craigs	3 bedroom house	£372,446	£371,283	0.3%
Currie / Balerno / Juniper Green	3 bedroom house	£334,983	£344,550	-2.8%
Liberton / Gilmerton	3 bedroom house	£264,622	£267,595	-1.1%
South Queensferry / Dalmeny	3 bedroom house	£259,042	£309,747	-16.4%
<b>Lothians</b>				
East Lothian	All Properties	£270,096	£262,261	3.0%
Midlothian	All Properties	£263,535	£230,990	14.1%
West Lothian	All Properties	£211,906	£278,349	-23.9%
<b>Fife</b>				
East Fife	All Properties	£268,732	£309,965	-13.3%
West Fife & Kinross	All Properties	£211,740	£196,159	7.9%
Dunfermline	All Properties	£192,039	£185,678	3.4%
<b>Scottish Borders</b>				
Borders	All Properties	£214,890	£219,704	-2.2%

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