



House Price Report

February 2025

ESPC average house price summary: December 24 to February 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	Dec 24 - Feb 25	Dec 23 - Feb 24	YOY %
Edinburgh, Lothians, Fife and Borders	All Properties	£286,443	£270,137	6.0%
Edinburgh				
City of Edinburgh	All Properties	£305,825	£288,463	6.0%
Edinburgh City Centre	All Properties	£354,482	£309,119	14.7%
Abbeyhill / Meadowbank	1 bedroom flat	£188,897	£181,686	4.0%
Dalry / Gorgie / Slateford / Chesser	1 bedroom flat	£160,000	£161,506	-0.9%
Leith Walk / Easter Road / Pilrig / Bonnington	1 bedroom flat	£192,965	£180,374	7.0%
Polwarth / Shandon / Tollcross	1 bedroom flat	£216,324	£199,079	8.7%
Bellevue / Hillside / Broughton	2 bedroom flat	£316,301	£311,283	1.6%
Leith / The Shore / Granton	2 bedroom flat	£250,186	£243,536	2.7%
Marchmont / Bruntsfield	2 bedroom flat	£370,420	£421,888	-12.2%
Morningside / Merchiston	2 bedroom flat	£348,402	£350,583	-0.6%
New Town / West End	2 bedroom flat	£460,219	£417,199	10.3%
Newington / Grange / Blackford	2 bedroom flat	£316,359	£290,167	9.0%
Portobello / Joppa	2 bedroom flat	£270,323	£271,239	-0.3%
Stockbridge / Comely Bank / Fettes / Canonmills	2 bedroom flat	£327,416	£295,145	10.9%
Trinity / Newhaven / Inverleith	2 bedroom flat	£269,932	£290,506	-7.1%
Cramond / Barnton / Cammo	3 bedroom house	£419,010	£432,044	-3.0%
Blackhall / Davidsons Mains / Silverknowes	3 bedroom house	£480,699	£458,750	4.8%
Corstorphine / Clermiston / South Gyle / East Craigs	3 bedroom house	£358,016	£352,061	1.7%
Currie / Balerno / Juniper Green	3 bedroom house	£374,601	£362,262	3.4%
Liberton / Gilmerton	3 bedroom house	£284,274	£287,333	-1.1%
South Queensferry / Dalmeny	3 bedroom house	£298,576	£298,278	0.1%
Lothians				
East Lothian	All Properties	£263,153	£267,013	-1.4%
Midlothian	All Properties	£264,132	£256,637	2.9%
West Lothian	All Properties	£263,751	£253,575	4.0%
Fife				
East Fife	All Properties	£288,033	£249,068	15.6%
West Fife & Kinross	All Properties	£229,263	£215,310	6.5%
Dunfermline	All Properties	£232,250	£205,326	13.1%
Scottish Borders				
Borders	All Properties	£232,809	£227,223	2.5%

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