



House Price Report

April 2025

ESPC average house price summary: February 25 to April 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	Feb 25 - Apr 25	Feb 24 - Apr 24	YOY %
Edinburgh, Lothians, Fife and Borders	All Properties	£285,684	£268,240	6.5%
Edinburgh				
City of Edinburgh	All Properties	£304,294	£284,847	6.8%
Edinburgh City Centre	All Properties	£353,811	£319,792	10.6%
Abbeyhill / Meadowbank	1 bedroom flat	£165,446	£180,829	-8.5%
Dalry / Gorgie / Slateford / Chesser	1 bedroom flat	£165,168	£155,400	6.3%
Leith Walk / Easter Road / Pilrig / Bonnington	1 bedroom flat	£203,693	£171,367	18.9%
Polwarth / Shandon / Tollcross	1 bedroom flat	£221,607	£193,360	14.6%
Bellevue / Hillside / Broughton	2 bedroom flat	£313,683	£312,163	0.5%
Leith / The Shore / Granton	2 bedroom flat	£240,660	£244,515	-1.6%
Marchmont / Bruntsfield	2 bedroom flat	£388,995	£389,871	-0.2%
Morningside / Merchiston	2 bedroom flat	£395,846	£336,731	17.6%
New Town / West End	2 bedroom flat	£412,933	£440,180	-6.2%
Newington / Grange / Blackford	2 bedroom flat	£294,218	£305,727	-3.8%
Portobello / Joppa	2 bedroom flat	£274,343	£221,250	24.0%
Stockbridge / Comely Bank / Fettes / Canonmills	2 bedroom flat	£363,147	£298,393	21.7%
Trinity / Newhaven / Inverleith	2 bedroom flat	£292,188	£286,836	1.9%
Cramond / Barnton / Cammo	3 bedroom house	£459,579	£531,363	-13.5%
Blackhall / Davidsons Mains / Silverknowes	3 bedroom house	£474,097	£422,590	12.2%
Corstorphine / Clermiston / South Gyle / East Craigs	3 bedroom house	£374,287	£369,760	1.2%
Currie / Balerno / Juniper Green	3 bedroom house	£331,169	£320,534	3.3%
Liberton / Gilmerton	3 bedroom house	£321,595	£334,556	-3.9%
South Queensferry / Dalmeny	3 bedroom house	£304,835	£315,938	-3.5%
Lothians				
East Lothian	All Properties	£275,273	£283,064	-2.8%
Midlothian	All Properties	£271,968	£263,782	3.1%
West Lothian	All Properties	£294,359	£269,688	9.1%
Fife				
East Fife	All Properties	£277,770	£262,805	5.7%
West Fife & Kinross	All Properties	£214,408	£209,599	2.3%
Dunfermline	All Properties	£210,126	£197,652	6.3%
Scottish Borders				
Borders	All Properties	£224,824	£208,511	7.8%

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