



## House Price Report

### May 2025

#### ESPC average house price summary: March 25 to May 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	Mar 25 - May 25	Mar 24 - May 24	YOY %
Edinburgh, Lothians, Fife and Borders	All Properties	£283,335	£273,421	3.6%
<b>Edinburgh</b>				
City of Edinburgh	All Properties	£301,077	£290,790	3.5%
Edinburgh City Centre	All Properties	£341,289	£314,758	8.4%
Abbeyhill / Meadowbank	1 bedroom flat	£176,369	£181,394	-2.8%
Dalry / Gorgie / Slateford / Chesser	1 bedroom flat	£165,413	£157,194	5.2%
Leith Walk / Easter Road / Pilrig / Bonnington	1 bedroom flat	£190,391	£172,597	10.3%
Polwarth / Shandon / Tollcross	1 bedroom flat	£223,483	£212,714	5.1%
Bellevue / Hillside / Broughton	2 bedroom flat	£312,719	£310,827	0.6%
Leith / The Shore / Granton	2 bedroom flat	£242,762	£235,943	2.9%
Marchmont / Bruntsfield	2 bedroom flat	£418,230	£390,116	7.2%
Morningside / Merchiston	2 bedroom flat	£400,064	£351,952	13.7%
New Town / West End	2 bedroom flat	£408,604	£440,873	-7.3%
Newington / Grange / Blackford	2 bedroom flat	£306,053	£327,429	-6.5%
Portobello / Joppa	2 bedroom flat	£310,646	£271,985	14.2%
Stockbridge / Comely Bank / Fettes / Canonmills	2 bedroom flat	£345,974	£309,412	11.8%
Trinity / Newhaven / Inverleith	2 bedroom flat	£303,996	£290,961	4.5%
Cramond / Barnton / Cammo	3 bedroom house	£460,293	£502,112	-8.3%
Blackhall / Davidsons Mains / Silverknowes	3 bedroom house	£383,429	£442,743	-13.4%
Corstorphine / Clermiston / South Gyle / East Craigs	3 bedroom house	£384,814	£362,682	6.1%
Currie / Balerno / Juniper Green	3 bedroom house	£341,293	£329,813	3.5%
Liberton / Gilmerton	3 bedroom house	£310,827	£333,283	-6.7%
South Queensferry / Dalmeny	3 bedroom house	£283,938	£284,840	-0.3%
<b>Lothians</b>				
East Lothian	All Properties	£280,082	£285,019	-1.7%
Midlothian	All Properties	£269,943	£254,729	6.0%
West Lothian	All Properties	£278,728	£264,996	5.2%
<b>Fife</b>				
East Fife	All Properties	£252,567	£269,404	-6.2%
West Fife & Kinross	All Properties	£216,193	£212,402	1.8%
Dunfermline	All Properties	£214,782	£201,109	6.8%
<b>Scottish Borders</b>				
Borders	All Properties	£227,616	£210,653	8.1%

Issued by ESPC (UK) Ltd

