



Property | Lettings | Mortgages

House Price Report

September 2025

ESPC average house price summary: July 25 to September 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	Jul 25 - Sep 25	Jul 24 - Sep 24	YOY %
Edinburgh, Lothians, Fife and Borders				
	All Properties	£298,933	£286,508	4.3%
Edinburgh				
City of Edinburgh	All Properties	£315,847	£305,659	3.3%
Edinburgh City Centre	All Properties	£319,866	£341,920	-6.5%
Abbeyhill / Meadowbank	1 bedroom flat	£186,224	£191,197	-2.6%
Dalry / Gorgie / Slateford / Chesser	1 bedroom flat	£168,938	£167,353	0.9%
Leith Walk / Easter Road / Pilrig / Bonnington	1 bedroom flat	£195,070	£178,008	9.6%
Polwarth / Shandon / Tollcross	1 bedroom flat	£235,131	£228,155	3.1%
Bellevue / Hillside / Broughton	2 bedroom flat	£340,368	£317,811	7.1%
Leith / The Shore / Granton	2 bedroom flat	£265,110	£232,824	13.9%
Marchmont / Bruntsfield	2 bedroom flat	£412,200	£380,885	8.2%
Morningside / Merchiston	2 bedroom flat	£352,784	£364,967	-3.3%
New Town / West End	2 bedroom flat	£403,752	£456,403	-11.5%
Newington / Grange / Blackford	2 bedroom flat	£290,644	£331,207	-12.2%
Portobello / Joppa	2 bedroom flat	£266,810	£259,547	2.8%
Stockbridge / Comely Bank / Fettes / Canonmills	2 bedroom flat	£333,667	£323,072	3.3%
Trinity / Newhaven / Inverleith	2 bedroom flat	£294,973	£292,969	0.7%
Cramond / Barnton / Cammo	3 bedroom house	£437,875	£448,411	-2.3%
Blackhall / Davidsons Mains / Silverknowes	3 bedroom house	£433,966	£491,708	-11.7%
Corstorphine / Clermiston / South Gyle / East Craigs	3 bedroom house	£382,720	£347,914	10.0%
Currie / Balerno / Juniper Green	3 bedroom house	£354,412	£336,230	5.4%
Liberton / Gilmerton	3 bedroom house	£323,905	£298,563	8.5%
South Queensferry / Dalmeny	3 bedroom house	£313,267	£324,741	-3.5%
Lothians				
East Lothian	All Properties	£328,016	£279,928	17.2%
Midlothian	All Properties	£273,011	£266,888	2.3%
West Lothian	All Properties	£288,362	£264,093	9.2%
Fife				
East Fife	All Properties	£282,628	£296,859	-4.8%
West Fife & Kinross	All Properties	£230,082	£222,467	3.4%
Dunfermline	All Properties	£242,462	£212,913	13.9%
Scottish Borders				
Borders	All Properties	£219,592	£241,356	-9.0%

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