



Property | Lettings | Mortgages

House Price Report

November 2025

ESPC average house price summary: September 25 to November 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	Sep 25 - Nov 25	Sep 24 - Nov 24	YOY %
Edinburgh, Lothians, Fife and Borders	All Properties	£299,050	£284,574	5.1%
Edinburgh				
City of Edinburgh	All Properties	£316,063	£305,357	3.5%
Edinburgh City Centre	All Properties	£348,722	£339,791	2.6%
Abbeyhill / Meadowbank	1 bedroom flat	£181,703	£182,573	-0.5%
Dalry / Gorgie / Slateford / Chesser	1 bedroom flat	£170,775	£162,826	4.9%
Leith Walk / Easter Road / Pilrig / Bonnington	1 bedroom flat	£203,514	£175,510	16.0%
Polwarth / Shandon / Tollcross	1 bedroom flat	£226,272	£195,687	15.6%
Bellevue / Hillside / Broughton	2 bedroom flat	£359,953	£313,462	14.8%
Leith / The Shore / Granton	2 bedroom flat	£258,169	£239,658	7.7%
Marchmont / Bruntsfield	2 bedroom flat	£423,540	£387,201	9.4%
Morningside / Merchiston	2 bedroom flat	£366,873	£338,541	8.4%
New Town / West End	2 bedroom flat	£413,343	£413,616	-0.1%
Newington / Grange / Blackford	2 bedroom flat	£302,480	£346,467	-12.7%
Portobello / Joppa	2 bedroom flat	£270,697	£290,739	-6.9%
Stockbridge / Comely Bank / Fettes / Canonmills	2 bedroom flat	£309,948	£315,717	-1.8%
Trinity / Newhaven / Inverleith	2 bedroom flat	£281,431	£276,049	1.9%
Cramond / Barnton / Cammo	3 bedroom house	£338,500	£431,705	-21.6%
Blackhall / Davidsons Mains / Silverknowes	3 bedroom house	£440,681	£456,225	-3.4%
Corstorphine / Clermiston / South Gyle / East Craigs	3 bedroom house	£379,022	£379,869	-0.2%
Currie / Balerno / Juniper Green	3 bedroom house	£360,270	£363,441	-0.9%
Liberton / Gilmerton	3 bedroom house	£313,156	£301,108	4.0%
South Queensferry / Dalmeny	3 bedroom house	£318,077	£322,045	-1.2%
Lothians				
East Lothian	All Properties	£310,820	£282,017	10.2%
Midlothian	All Properties	£276,834	£265,028	4.5%
West Lothian	All Properties	£283,392	£276,364	2.5%
Fife				
East Fife	All Properties	£294,153	£257,157	14.4%
West Fife & Kinross	All Properties	£229,265	£230,695	-0.6%
Dunfermline	All Properties	£223,124	£227,829	-2.1%
Scottish Borders				
Borders	All Properties	£238,107	£215,925	10.3%

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