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# House Price Report

## February 2026

### ESPC average house price summary: December 25 to February 26

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 25 - Feb 26	Dec 24 - Feb 25	YOY %
Edinburgh, Lothians, Fife and Borders	All Properties	£292,109	£286,287	2.0%
<b>Edinburgh</b>				
City of Edinburgh	All Properties	£306,273	£305,461	0.3%
Edinburgh City Centre	All Properties	£356,079	£349,394	1.9%
Abbeyhill / Meadowbank	1 bedroom flat	£208,259	£188,897	10.2%
Dalry / Gorgie / Slateford / Chesser	1 bedroom flat	£168,190	£160,333	4.9%
Leith Walk / Easter Road / Pilrig / Bonnington	1 bedroom flat	£198,827	£192,965	3.0%
Polwarth / Shandon / Tollcross	1 bedroom flat	£205,816	£217,975	-5.6%
Bellevue / Hillside / Broughton	2 bedroom flat	£336,052	£314,436	6.9%
Leith / The Shore / Granton	2 bedroom flat	£239,996	£251,264	-4.5%
Marchmont / Bruntsfield	2 bedroom flat	£409,268	£366,521	11.7%
Morningside / Merchiston	2 bedroom flat	£314,077	£340,689	-7.8%
New Town / West End	2 bedroom flat	£398,550	£447,276	-10.9%
Newington / Grange / Blackford	2 bedroom flat	£326,398	£315,307	3.5%
Portobello / Joppa	2 bedroom flat	£267,875	£270,323	-0.9%
Stockbridge / Comely Bank / Fettes / Canonmills	2 bedroom flat	£322,625	£327,416	-1.5%
Trinity / Newhaven / Inverleith	2 bedroom flat	£267,087	£271,683	-1.7%
Cramond / Barnton / Cammo	3 bedroom house	£453,944	£419,010	8.3%
Blackhall / Davidsons Mains / Silverknowes	3 bedroom house	£465,339	£480,699	-3.2%
Corstorphine / Clermiston / South Gyle / East Craigs	3 bedroom house	£356,041	£357,163	-0.3%
Currie / Balerno / Juniper Green	3 bedroom house	£340,564	£374,601	-9.1%
Liberton / Gilmerton	3 bedroom house	£276,581	£287,217	-3.7%
South Queensferry / Dalmeny	3 bedroom house	£317,500	£298,576	6.3%
<b>Lothians</b>				
East Lothian	All Properties	£297,839	£269,323	10.6%
Midlothian	All Properties	£283,325	£265,201	6.8%
West Lothian	All Properties	£281,370	£265,356	6.0%
<b>Fife</b>				
East Fife	All Properties	£325,124	£290,980	11.7%
West Fife & Kinross	All Properties	£225,741	£231,218	-2.4%
Dunfermline	All Properties	£238,201	£230,259	3.4%
<b>Scottish Borders</b>				
Borders	All Properties	£222,177	£232,810	-4.6%

Issued by ESPC (UK) Ltd

ESPC/202602