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House Price Report

April 2026

ESPC average house price summary: February 26 to April 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	Feb 26 - Apr 26	Feb 25 - Apr 25	YOY %
Edinburgh, Lothians, Fife and Borders	All Properties	£284,932	£284,855	0.0%
Edinburgh				
City of Edinburgh	All Properties	£295,589	£304,920	-3.1%
Edinburgh City Centre	All Properties	£315,132	£353,479	-10.8%
Abbeyhill / Meadowbank	1 bedroom flat	£209,100	£173,711	20.4%
Dalry / Gorgie / Slateford / Chesser	1 bedroom flat	£169,438	£165,168	2.6%
Leith Walk / Easter Road / Pilrig / Bonnington	1 bedroom flat	£197,066	£203,693	-3.3%
Polwarth / Shandon / Tollcross	1 bedroom flat	£212,012	£220,697	-3.9%
Bellevue / Hillside / Broughton	2 bedroom flat	£303,324	£313,499	-3.2%
Leith / The Shore / Granton	2 bedroom flat	£243,642	£245,552	-0.8%
Marchmont / Bruntsfield	2 bedroom flat	£409,962	£388,995	5.4%
Morningside / Merchiston	2 bedroom flat	£326,499	£401,902	-18.8%
New Town / West End	2 bedroom flat	£353,844	£415,433	-14.8%
Newington / Grange / Blackford	2 bedroom flat	£317,094	£299,458	5.9%
Portobello / Joppa	2 bedroom flat	£282,000	£274,343	2.8%
Stockbridge / Comely Bank / Fettes / Canonmills	2 bedroom flat	£310,859	£367,491	-15.4%
Trinity / Newhaven / Inverleith	2 bedroom flat	£269,894	£291,848	-7.5%
Cramond / Barnton / Cammo	3 bedroom house	£478,817	£465,592	2.8%
Blackhall / Davidsons Mains / Silverknowes	3 bedroom house	£447,813	£459,875	-2.6%
Corstorphine / Clermiston / South Gyle / East Craigs	3 bedroom house	£367,766	£365,173	0.7%
Currie / Balerno / Juniper Green	3 bedroom house	£327,864	£321,002	2.1%
Liberton / Gilmerton	3 bedroom house	£283,857	£318,847	-11.0%
South Queensferry / Dalmeny	3 bedroom house	£338,453	£304,835	11.0%
Lothians				
East Lothian	All Properties	£304,523	£275,866	10.4%
Midlothian	All Properties	£272,154	£272,854	-0.3%
West Lothian	All Properties	£310,287	£290,092	7.0%
Fife				
East Fife	All Properties	£273,251	£277,863	-1.7%
West Fife & Kinross	All Properties	£233,861	£216,761	7.9%
Dunfermline	All Properties	£237,477	£216,888	9.5%
Scottish Borders				
Borders	All Properties	£226,830	£225,059	0.8%

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