ESPC's Best Edinburgh Neighbourhoods Index 2026

Introduction

At ESPC, we know that there's nothing more important than where you call home. We've spent the past 55 years helping thousands of buyers find their perfect place, and we'd like to think we know Edinburgh very well indeed.

As the saying goes, it's all about location, location, location – and for most buyers, where they live is even more important than the property itself.

Every day, we see where buyers are most keen to find a home, and we hear what makes those neighbourhoods so special. Our 100 member firms have offices throughout these neighbourhoods too and know first-hand what sets them apart.

That's exactly why we have created ESPC's Best Edinburgh Neighbourhoods Index, an annual look at the very best areas our capital city has to offer. This year's inaugural Index will share the 10 best neighbourhoods within the city and what makes them such special places to live.

Combining property prices (and how they compare against the overall Edinburgh average) with the things that matter most to buyers, we've created our ranking for 2026.

Read on to find out which neighbourhoods have made the cut...

1. Stockbridge
2. Portobello
3. Morningside
4. Corstorphine
5. South Queensferry and Dalmeny
6. Leith
7. Colinton and Fairmilehead
8. Currie, Balerno and Juniper Green
9. Liberton and Gilmerton
10. Trinity

How we created the Index

We scored each neighbourhood from 1 (poor) to 5 (excellent) across seven categories: affordability, transport and walkability, green space, schools, local amenities, safety and crime, and community spirit. Each category carries equal weight, and a neighbourhood's overall score is the average of all seven.

Affordability is based on ESPC sales data from 1 January to 30 September 2026. We compared each neighbourhood's average selling price with the Edinburgh average of £307,347, based on sales across the City of Edinburgh. Areas at or below the city average score highest, with scores falling the further prices rise above it.

For schools, we used the Sunday Times School League Tables 2026 alongside school websites, the City of Edinburgh Council website and ESPC's school catchment search to identify which schools serve each area.

Our safety scores are based on recorded crime rates for City of Edinburgh Council wards. As wards can cover several neighbourhoods, these scores reflect the wider area rather than individual streets.

Transport and walkability, green space, local amenities and community spirit were scored using local research and knowledge.

Where two or more areas have the same overall score, the most well-rounded area ranks higher: the one whose lowest single category score is highest.

1. Stockbridge

Just north of the city centre, leafy Stockbridge has long enjoyed a reputation as one of Edinburgh's most stylish neighbourhoods – and this year, we're crowning it Edinburgh's best neighbourhood to call home. This vibrant, compact neighbourhood offers just about everything you could want, with a local village feel, independent businesses and green spaces galore, all a stone's throw from the city centre.

Property prices are certainly above average here, but with so much going on so close to the centre of Edinburgh, its higher price tag won't come as a surprise.

This pocket of Edinburgh boasts real walkability, which residents love. A short 15–20-minute stroll will take you into the city centre, plus there are several bus routes to make any commute a breeze.

Stockbridge is home to an array of gorgeous green spaces such as Inverleith Park, the Royal Botanic Garden, and the Water of Leith Walkway. Within the neighbourhood, you'll find some of Edinburgh's most beautiful streets, including Circus Lane, and Ann Street (currently the most expensive street in Edinburgh).

Architecture-wise, Stockbridge is filled with incredible examples of Georgian and Victorian design, with sweeping crescents and imposing terraces, often on charming, cobbled streets.

For family residents, there's a variety of schools, with three primary schools and two secondary schools within the catchment, plus easy access to some of the city's most prestigious private schools, including The Edinburgh Academy and Fettes College.

In terms of amenities, Stockbridge is hard to beat – so it's easy to see why it tops our list for 2026. Whether you're looking for family-friendly restaurants, popular bakeries, indie boutiques, weekend markets or glamorous wine bars, Stockbridge has it all.

It's not all artisan coffee shops and social media-famous bakeries: all the practicalities are covered too, with essential amenities all close at hand.

Stockbridge scores highly on safety and boasts low crime rates, adding to its appeal. And community spirit is one of the most appealing parts, with a tangible sense of local pride for this pocket of the Capital. There's plenty going on for residents, from yoga sessions and walking groups to residents' associations hosting garden sales and competitions.

Who wouldn't be proud to live in Stockbridge? It's a worthy winner of ESPC's Best Edinburgh Neighbourhood for 2026.

The stats

- Average selling price: **£335,133**
- **£27,786** higher than the Edinburgh average
- Affordability: **3.6**
- Transport and walkability: **5**
- Green space: **5**
- Schools: **3**
- Local amenities: **5**
- Safety and low crime rates: **5**
- Community spirit: **5**
- Overall score: **4.51**

What do the property experts think?

Sam Nixon, Senior Property Manager at Sturrock Armstrong & Thomson:

"In my opinion, Stockbridge is one of Edinburgh's most desirable neighbourhoods, offering a captivating blend of historic charm, village atmosphere and sophisticated city living. Its elegant Georgian and Victorian architecture provide a beautiful backdrop, while the leafy Water of Leith walkway offers tranquil riverside strolls.

The area boasts an excellent selection of fine dining restaurants, eclectic independent boutiques, cafes (my personal favourite Mr Eion on Dean Park Street), Sunday farmer markets and a convenient Waitrose supermarket. Nearby, the Royal Botanic Garden Edinburgh and Inverleith Park provide magnificent green spaces, perfect for leisurely walks and outdoor relaxation.

Stockbridge is particularly appealing to families, with an outstanding choice of renowned independent schools, including Erskine Stewart Melville, St George's School for Girls, Edinburgh Academy and Fettes College. Culture enthusiasts will also appreciate the internationally acclaimed art galleries, including the Scottish National Gallery of Modern Art, within easy reach.

Combining architectural elegance, vibrant local amenities, beautiful green spaces, close proximity to the city centre and excellent educational opportunities, Stockbridge offers a distinctive lifestyle that effortlessly balances the tranquillity of village living with the attractions of Edinburgh's city centre."

2. Portobello

Taking second place in ESPC's Best Edinburgh Neighbourhoods Index 2026 is Portobello. Edinburgh's seaside town is a very popular choice for residents of all ages and at all stages of life, and it's easy to see why. This charming coastal suburb offers a sublime blend of conveniences and amenities combined with stunning green spaces and, of course, that glorious golden beach.

Average property prices in Portobello are slightly above the Edinburgh average, but there are property types for a vast range of budgets depending on the lifestyle you're looking for.

About a 15-minute drive from the city centre, Portobello is also on several bus routes, making it a strong choice for commuters. It's also close to the East Lothian border, with buses into Musselburgh and further along the coastline. There's no designated train station, but Brunstane station is close by, with a journey time of less than 10 minutes to Waverley.

Outdoor space is one of the things Portobello excels in, with the beach being the ultimate draw. But there are also beautiful parks and gardens, including Figgate Park and Abercorn Park, along with children's playgrounds and broader areas of parkland too. It's easy to enjoy an outdoorsy lifestyle in Portobello!

Families love the area, with its range of well-regarded schools including Towerbank Primary School and St John's RC Primary School, feeding into Portobello High and Holy Rood RC High School respectively. There are also plenty of nurseries, so it's clear to see why families settle in this neighbourhood for the long term.

Whether you're looking for indie shops, restaurants, pubs and bars or leisure facilities, Portobello has it all, adding to its overall appeal. There's everything from an historic swimming pool (and Scotland's last remaining Turkish baths) to indie bookshops, local fishmongers, butchers and grocers, delis and florists, as well as pizza restaurants, ice-cream parlours and lively, friendly pubs stretching along the High Street and over to the beachfront Promenade.

Portobello has a middling score for crime and safety rankings, similar to many of the locations on our Index for this year. It's largely a safe place to call home with most crimes reported to be of the non-violent category.

Community spirit is extremely high in Portobello. This vibrant, lively neighbourhood has an engaged community that walks the walk: you'll find classes, social groups and local events happening frequently in this neighbourhood, along with co-working spaces, community gardens and local action groups devoted to making the area the best it can be.

The stats

- Average selling price: **£313,634**
- **£6,287** higher than the Edinburgh average
- Affordability: **4.7**
- Transport and walkability: **3**
- Green space: **5**
- Schools: **4**
- Local amenities: **5**
- Safety and low crime rates: **3**
- Community spirit: **5**
- Overall score: **4.24**

What do the property experts think?

Jackie Lyell, Sales Manager at Coulters:

"Portobello is one of Edinburgh's most desirable coastal neighbourhoods, offering the perfect blend of seaside charm, community and city convenience. Known for its beautiful sandy beach and lively promenade, it provides a relaxed coastal lifestyle while remaining within easy reach of Edinburgh city centre.

The area boasts a fantastic selection of independent cafés, restaurants, traditional pubs and local shops, creating a welcoming atmosphere for residents of all ages. Portobello's strong sense of community, combined with its local amenities and leisure facilities, makes it particularly appealing to families and professionals alike.

Outdoor enthusiasts can enjoy scenic beach walks and cycling routes, while the excellent selection of schools and transport links make everyday life that little bit easier.

With its attractive mix of traditional period properties and modern homes, Portobello offers something for everyone. Whether enjoying a morning coffee by the sea or an evening dog walk along the beach, it is easy to see why so many people choose to call this vibrant seaside suburb home."

3. Morningside

Morningside has long been renowned as one of Edinburgh's most prestigious neighbourhoods, so it's no surprise to see it taking third place in ESPC's Best Edinburgh Neighbourhoods Index. This sophisticated city suburb offers just about everything a resident could hope to find, all a short distance from the city centre.

However, living in such a prime location comes at a price, with Morningside's property prices sitting £70,000 higher than the current Edinburgh average. It's certainly one of the more expensive places to live, but for those whose budgets stretch far enough, it's a wonderful place to call home.

Morningside's transport links are highly ranked, with several bus routes running through the suburb on fast and frequent services.

Residents can enjoy access to some beautiful green spaces close to Morningside, with Morningside Park, the Hermitage of Braid and Blackford Hill a short stroll away, while a slightly longer walk will lead to Bruntsfield Links, the Meadows or Harrison Park.

Schools are one of Morningside's biggest strengths, as it's one of the few neighbourhoods in the catchment area for Edinburgh's most highly ranked state school, according to the Sunday Times 2026 league tables: Boroughmuir High School. This certainly drives huge demand from families looking for access to this excellent school.

The stats

- Average selling price: **£377,444**
- **£70,097** higher than the Edinburgh average
- Affordability: **1.5**
- Transport and walkability: **4**
- Green space: **4**
- Schools: **5**
- Local amenities: **5**
- Safety and low crime rates: **5**
- Community spirit: **5**
- Overall score: **4.21**

What do the property experts think?

Sally Phillips, Property Manager at Jardine Phillips:

"We all love working in such a great community, it has everything you would need, from supermarkets to many independent shops, clothes shops and charity shops and medical services. We have access to many coffee shops and food outlets, from big chains to smaller, local businesses. The overall feeling in Morningside is busy and vibrant, which we love. The area has three primary schools which attract lots of young families, so it's full of children and fun around here. Morningside also has The Dominion cinema, Edinburgh's only remaining independent, family-run cinema which offers boutique viewing experiences. And of course, there are plenty of amazing green spaces providing great walks."

Local amenities are also high on the agenda, with Morningside boasting an array of essentials and luxury amenities that make daily life a breeze. With Waitrose and M&S Food, alongside toy shops, restaurants, pharmacies, cafés, a theatre, library and a selection of bars and pubs, Morningside has plenty to enjoy.

Morningside has the lowest recorded crime rate of any council ward in Edinburgh, cementing it as a very safe and family-friendly place to live.

In terms of community spirit, residents are proud to live in this part of the city, with a close-knit community feel. There are dedicated community spaces, plenty of independent businesses, and a vibrant, friendly feel throughout the neighbourhood.

4. Corstorphine

Family-friendly Corstorphine takes fourth place in ESPC's Best Edinburgh Neighbourhoods Index for 2026. This popular neighbourhood combines excellent amenities with proximity to the city centre, making it an ideal choice for busy lifestyles – so it's no wonder that so many families flock to this area.

Buying a home in Corstorphine will set you back around £344,000 on average, which is £37,000 higher than Edinburgh's average property price, but far from the most expensive on this list.

One area where Corstorphine excels is its transport links. Corstorphine is not only on several efficient bus routes, but it's also close to the tramline, so wherever you're travelling to, this neighbourhood makes it easily accessible. The airport is also close at hand, adding extra appeal for frequent flyers.

If you're looking for green spaces, Corstorphine has plenty to offer here too. Corstorphine Hill is a picturesque nature reserve with walking routes and stunning viewpoints, along with a walled garden, directly neighbouring Edinburgh Zoo, while St Margaret's Park is a leafy community park with plenty going on, including a café, tennis courts and a children's playground.

Schooling is high on the list of this area's gold-star amenities, as it's largely in the catchment for Craigmount High School, which places second in Edinburgh in the 2026 school league tables. There are also several respected primary schools and plenty of nurseries, including a forest kindergarten, adding to its appeal for families.

Along St John's Road and around Corstorphine High Street itself, there's an array of restaurants, cafés, shops and hotels that create a buzzing central hub. But part of Corstorphine's allure is also its proximity to broader amenities, such as the city centre being just 20 minutes away, and the plethora of shops, restaurants and activities available at the nearby Gyle Shopping Centre.

Largely a safe place to live, Corstorphine also has a fantastic community spirit,

with local projects including allotments, a shared community garden inside St Margaret's Park, a community centre, and plenty of local societies, exhibitions, events and classes that bring real flavour and variety to residents.

The stats

- Average selling price: **£344,467**
- **£37,120** higher than the Edinburgh average
- Affordability: **3.1**
- Transport and walkability: **5**
- Green space: **4**
- Schools: **5**
- Local amenities: **4**
- Safety and low crime rates: **4**
- Community spirit: **4**
- Overall score: **4.16**

What do the property experts think?

Amy Howard, Senior Property Consultant at Neilsons:

"Corstorphine has grown from an historic village into a thriving, desirable Edinburgh suburb, blending genuine character with city convenience. Bustling St John's Road offers independent shops, cafés, restaurants and everyday essentials, plus Tesco, Lidl and nearby The Gyle with arguably Scotland's finest M&S. Corstorphine Hill provides woodland walks and sweeping views, while Edinburgh Zoo ensures the neighbours are unusually exotic. Families value highly regarded schools, including Craigmount High School, alongside varied housing and generous green space. Frequent buses provide easy links to the city centre, Edinburgh Park and the airport, ideal for commuters and travellers. Historic buildings and long-established businesses add personality, while Corstorphine in Bloom, Winter Window Wanderland and the biennial Corstorphine Fair reinforce the community spirit. Whether raising a family, building a career or seeking a quieter pace, residents enjoy an enviable balance of connectivity, nature, heritage, amenities and friendly neighbourhood life without losing the pleasures of Scotland's capital."

5. South Queensferry and Dalmeny

On the north-western shores of Edinburgh, you'll find the neighbouring areas of South Queensferry and Dalmeny, which take fifth place in ESPC's Best Edinburgh Neighbourhoods Index for 2026. These locations are popular choices for family buyers and commuters looking for a neighbourhood outside of the city centre with real personality.

South Queensferry and Dalmeny are among the most affordable places to make this Index, with an average property price that's over £12,000 cheaper than the overall Edinburgh average.

South Queensferry and Dalmeny scored highly on transport and walkability. Both use Dalmeny's railway station, which links Edinburgh and Fife with ease, while South Queensferry's iconic location beside the Forth Bridges makes travelling by road or rail straightforward. The neighbourhoods themselves are very walkable, with plenty of shops, cafés, parks and amenities easily accessible.

Green spaces are also a major perk, with Dalmeny Estate and a variety of cycling parks, playgrounds and walking paths all available – so while you can enjoy easy access to the city during the week, on your weekends you can ramble and amble to your heart's content.

South Queensferry and Dalmeny are both served by Queensferry Community High School and St Augustine's High, along with three primary schools and a selection of nurseries (including a forest kindergarten), offering plenty of choice and a broad school community for families.

The stats

- Average selling price: **£295,135**
- **£12,212** lower than the Edinburgh average
- Affordability: **5.0**
- Transport and walkability: **4**
- Green space: **4**
- Schools: **3**
- Local amenities: **3**
- Safety and low crime rates: **3**
- Community spirit: **4**
- Overall score: **3.71**

Living here offers a great blend of local amenities, with bakeries, bars, cafés and restaurants, plus independent shops all nearby, alongside all your essentials. There might not be as much close at hand as in some larger or busier neighbourhoods, but there's everything you'll need day-to-day. You'll even find a farm shop!

Overall, South Queensferry and Dalmeny scored reasonably in terms of safety and crime rates, and of course, in areas known for independent businesses, you can expect a vibrant community spirit and plenty of local pride, making them an excellent choice to call home. With all of this bundled up with lower property prices, it's clear to see why South Queensferry and Dalmeny scored so well in this year's Best Edinburgh Neighbourhoods Index.

What do the property experts think?

Becky McDonald, Operations Manager at Deans:

"South Queensferry is a charming historic town on the shores of the Firth of Forth, renowned for its picturesque cobbled High Street with stunning views of the iconic Forth Bridge, a UNESCO World Heritage Site. With its beautiful surroundings and welcoming atmosphere, it's easy to see why it's such a sought-after place to live in Edinburgh and the Lothians.

South Queensferry has so much to offer with an excellent range of amenities, including popular cafés, bakeries, bars and restaurants, alongside excellent primary and secondary schools. Convenient bus services to Edinburgh and rail connections from Dalmeny Station to Edinburgh and Fife, it combines coastal charm with excellent transport links. For outdoor enthusiasts, the town offers scenic coastal walks, cycling routes and water sports at Port Edgar Marina, adding to its appeal as a wonderful place to live.

We feel privileged to form part of an exceptional community."

6. Leith

Perhaps Edinburgh's trendiest neighbourhood, Leith takes sixth place in this year's Index. This vibrant neighbourhood boasts fantastic amenities and a huge helping of independent spirit.

Part of Leith's popularity is in its affordability, an area that combines reasonable property prices with so much going on is a rare find. The neighbourhood average property price is currently £261,024, which is around £46,000 lower than the overall average in Edinburgh – and it's the most affordable neighbourhood on this year's Index.

In terms of transport and accessibility, Leith is hard to beat. Walkability scores high, with easy journeys into the city centre and other surrounding neighbourhoods, and there are plenty of bus services, plus the tramline stretching across the city.

Leith is a populous neighbourhood, but there are still some lovely green spaces, including Leith Links and Pilrig Park, while the 'Linking Leith's Parks' initiative has formed a local nature network from smaller community gardens. There's also, of course, the Water of Leith Walkway, offering a tranquil way to explore the area.

The neighbourhood doesn't rank the highest for schools, but that doesn't prevent many young families from starting life in Leith. There are four primary schools in the local area, three of which feed into Leith Academy, and a secondary school specialising in additional support needs too.

The stats

- Average selling price: **£261,024**
- **£46,323** lower than the Edinburgh average
- Affordability: **5.0**
- Transport and walkability: **5**
- Green space: **3**
- Schools: **2**
- Local amenities: **5**
- Safety and low crime rates: **2**
- Community spirit: **4**
- Overall score: **3.71**

What do the property experts think?

Tzana Webster, Head of Estate Agency at Ralph Sayer:

"There's a reason you see 'I Love Leith' proudly displayed across the neighbourhood, and I couldn't agree more! If there's one thing I love about Leith, it's that it's unapologetically itself. Steeped in maritime history, fiercely independent and bursting with character, there's genuinely something for everyone. From the Saturday market where you can pick up the best local produce, to the independent shops, traditional pubs, fantastic bars and Michelin-starred restaurants, the food and drink scene in Leith is incredible. Leith is also wonderfully dog-friendly, with open spaces such as Leith Links and the Water of Leith Walkway, while The Shore is perfect for a leisurely weekend wander. The property market is just as diverse, ranging from traditional tenement flats and converted historic buildings to contemporary waterfront apartments and large family houses. When you consider the excellent transport links, as well as Leith being walkable to most parts of the city, there is a real sense of community here, and it's easy to understand why people love living in and visiting Leith. Leith doesn't try to be anywhere else in Edinburgh, and that's exactly what makes it so special."

Leith is renowned for its excellent amenities, and it's true that just about anything you want can be found there – including an abundance of cafés, bars and restaurants, from the Michelin-starred to the achingly trendy, as well as independent shops, farmers' markets and artisan wares at places like Custom House. You'll also find high street shopping, dining and a cinema at Ocean Terminal.

Another area where Leith doesn't score highly is safety and crime. The area is known for having a chequered past and some parts of the neighbourhood are considered less safe than others – as in many busy, central areas, safety can vary from street to street – but most residents feel very much at home here.

Community spirit is high, Leithers are proud of their locale and who wouldn't be, with so much going on? This postcode is packed with things to do, from running clubs and fitness classes to baby classes, gardening groups, choirs, craft classes, markets and just about anything else you can think of. It's no surprise that this neighbourhood appeals to so many residents and appears in the top 10 of ESPC's Best Edinburgh Neighbourhoods Index this year.

7. Colinton and Fairmilehead

Colinton and Fairmilehead take the seventh spot in this year's Index. With a longstanding reputation for being among the leafiest and most picturesque neighbourhoods the Capital has to offer, it's no surprise to see these enviable locales on the list. They offer a slice of countryside living while still being a short commute from the city centre – the best of both worlds, for many.

When it comes to these neighbourhoods, it's a case of 'you get what you pay for': Colinton and Fairmilehead score well across the board, especially on green space, community spirit and low crime rates, but property prices are significantly higher than the Edinburgh average, making the choice to live here a trade-off between steeper property prices and the perks you receive as a resident.

They may not be within walking distance, but these neighbourhoods aren't far from the city centre, so getting around doesn't take long. There are regular bus services to choose from, or easy access to the City of Edinburgh Bypass. Colinton is especially well known for one walking and cycling route in particular: the Colinton Tunnel is a landmark stretch of the Water of Leith Walkway.

There's green space in abundance, making these neighbourhoods ideal for those who value an outdoorsy lifestyle. With several scenic parks, riverside green corridors and direct access points to the Pentland Hills, Colinton and Fairmilehead both provide an easy way to enjoy the great outdoors.

The stats

- Average selling price: **£432,514**
- **£125,167** higher than the Edinburgh average
- Affordability: **1.0**
- Transport and walkability: **3**
- Green space: **5**
- Schools: **4**
- Local amenities: **3**
- Safety and low crime rates: **5**
- Community spirit: **5**
- Overall score: **3.71**

Access to excellent schooling is another perk of these neighbourhoods, as they're in the catchment for the high-performing St Thomas of Aquin's High School and Firrhill High School, ranked 4th and 6th best in Edinburgh respectively. Fairmilehead residents may also fall within the catchment for Edinburgh's top-ranked high school, Boroughmuir.

Both Colinton and Fairmilehead offer a village-esque feel, so they're not crammed with amenities, but they're close to extensive facilities like Straiton Retail Park.

With the second-lowest recorded crime rate of any council ward in Edinburgh, both

areas provide a safe, family-friendly feel that's very hard to beat. And with all of this to be proud of, it's no wonder that the score for community spirit is so high.

What do the property experts think?

Nadia Sharif, Director at Allingham & Co:

"Colinton and Fairmilehead have always been hugely popular with buyers, and it's easy to see why. Both offer a lovely balance of green space and a strong sense of community, while still being incredibly well connected to the city centre.

They're particularly popular with families, with excellent schools, plenty of opportunities to get outdoors and a real variety of property. That can mean everything from flats around West Mill Road, just a short walk from Spylaw Park and the Water of Leith, to family houses in Buckstone, with Morningside only a short distance away. It means the wider area can appeal to people at very different stages of life, whether they're buying their first home, looking for more space for a growing family or downsizing while wanting to remain within a community they know. From a property perspective, we consistently see strong demand across both areas. We also regularly act for clients who have moved away, only to find themselves wanting to return a few years later. That says a lot – people develop a real attachment to the areas and, once they've experienced the lifestyle and community, it can be difficult to replicate elsewhere."

8. Currie, Balerno and Juniper Green

They may all be separate suburbs, but clustered together, Currie, Balerno and Juniper Green take the number eight spot in the Index. This collection of villages outside of the city centre offers the closest thing to countryside living that Edinburgh has to offer – and that appeals to many buyers throughout the city.

The price you pay for this tranquil lifestyle is steep, however, with the average property price for these areas more than £63,000 higher than the Edinburgh average, at just over £370,000.

Living the village lifestyle means some compromise on transport. There are regular bus services travelling into the city centre and through to East Lothian, but generally, you'd need to drive to get around here – unless you live in Currie, where you have the bonus of a train station close at hand. If you fancy the hike, the Water of Leith Walkway begins in Balerno.

Enjoying the green space on the doorstep is all too easy, however. Currie, Balerno and Juniper Green all offer a fantastically leafy, tranquil feel, and they're right on the edge of country parks and local parks alike, providing plenty of ways to get outdoors. Balerno is home to Malleny Garden, operated by the National Trust for Scotland, offering a gorgeous scenic experience.

The stats

- Average selling price: **£370,628**
- **£63,281** higher than the Edinburgh average
- Affordability: **1.8**
- Transport and walkability: **3**
- Green space: **5**
- Schools: **4**
- Local amenities: **3**
- Safety and low crime rates: **4**
- Community spirit: **5**
- Overall score: **3.69**

What do the property experts think?

Donald Dallas, Head of Residential Sales at Warners:

"Nestled along the scenic Water of Leith, the picturesque areas of Juniper Green, Currie, and Balerno offer an unparalleled quality of life just a few miles south-west of Edinburgh city centre. Perfect for families, professionals, and downsizers alike, these highly sought-after neighbourhoods seamlessly blend idyllic semi-rural living with excellent urban connectivity.

Residents enjoy the best of both worlds: doorstep access to the picture postcard beauty of the Pentland Hills and peaceful riverside walks along the Water of Leith Walkway.

The area boasts an exceptional community spirit, a thriving selection of independent cafes, traditional pubs and restaurants and wonderful local shops, alongside top-tier schooling including the renowned Currie High and Balerno High Schools.

With convenient regular bus links and dedicated train stations providing swift access straight into the heart of the capital, these vibrant, tranquil villages represent the perfect sanctuary for good schools, high community belonging, whilst being moments from the countryside and quiet access into the city centre."

Access to excellent schools is also easy to come by if you live in any of these neighbourhoods, as they're in the catchment areas for Balerno Community High School (5th-placed in Edinburgh) and Currie Community High School (8th-placed in Edinburgh).

Again, there are sacrifices to be made on local conveniences when you choose the village lifestyle, but what they lack in access to amenities is balanced by the tranquillity of the local area. There are pubs, cafés and restaurants, including trendy spots like The Free Company, and all the essentials you'd expect from a charming village, but for larger stores and more variety, you can head to nearby retail parks and shopping centres. Currie, Balerno and Juniper Green score very well on safety and crime, so living here provides the luxury of feeling safe and secure.

Community spirit is high across the board, Balerno villagers have converted a telephone box into a community share box, for exchanging books, jigsaws and plants, and there's a social enterprise café, while Currie's Community Centre hosts clubs, workshops and activities throughout the week. Juniper Green also has plenty to offer, with family groups, yoga classes, a community hub and a village hall with a packed programme.

With so much to enjoy, it's no wonder that these villages combine to score so highly – where will they place next year?

9. Liberton and Gilmerton

Coming in ninth place on our Index are the neighbouring suburbs of Liberton and Gilmerton. These areas are popular with families who want the best of both worlds: proximity to green spaces and a local community feel, balanced with easy access to the city centre. There's plenty of housebuilding going on here, meeting demand from first-time buyers and young families and attracting more residents, creating consistent growth and improvements across the neighbourhoods.

Property prices in these areas sit around £18,000 lower than the Edinburgh average, which also boosts their popularity: the average price of a home here is currently just under £290,000 – far more affordable than many of the neighbourhoods on this list.

Liberton and Gilmerton are close to the City of Edinburgh Bypass and offer a range of bus services across the city. There's no train line in the area or access to the trams, however.

Green space isn't in short supply. Both areas are flanked by an array of open parks and spaces to enjoy, from the Hermitage of Braid to golf courses and nature reserves. Whether you need a playground for the kids or a quiet spot to stroll with a coffee, you're covered.

For families, there are plenty of options for schooling, including a range of nurseries, four primary schools and a selection of secondary schools close by – including independent schools, a Gaelic school, a Montessori school and two high schools.

Amenities in the area cover the essentials, with supermarkets, pubs and other conveniences all readily available. Slightly further afield, you'll find shops and restaurants aplenty at nearby Straiton or Cameron Toll.

Liberton and Gilmerton score reasonably on the safety rankings, supporting their reputation as family-friendly neighbourhoods. Locals report that these areas feel safe and peaceful, with a strong suburban feel.

In any area growing and developing, you can expect that sense of close-knit community to be developing too, and

that's certainly the case here. There are already plenty of groups and events for families and young children, and more happening all the time. It's an exciting time to settle down in Liberton and Gilmerton!

The stats

- Average selling price: **£289,051**
- **£18,296** lower than the Edinburgh average
- Affordability: **5.0**
- Transport and walkability: **3**
- Green space: **4**
- Schools: **3**
- Local amenities: **3**
- Safety and low crime rates: **3**
- Community spirit: **3**
- Overall score: **3.43**

What do the property experts think?

David J Elder, Property Director at Connor Malcolm:

"The Liberton and Gilmerton market has become one of the fastest growing property hotspots of Edinburgh and remains popular amongst first-time buyers due its affordability and a strong mix of property types. Over the past few years there has been increased demand from second steppers driven by the need for more square footage, a dedicated home working space, and private gardens yet still within the city boundary. The area is also an ideal commuter suburb with frequent bus services to the city centre together with the City Bypass offering excellent connectivity plus healthcare professionals working at the nearby Royal Infirmary. The influx of new-build housing estates also cannot be ignored with house builders enticing buyers with part-exchange schemes, flexible moving dates, and incentive contributions.."

10. Trinity

Rounding off the top 10 in ESPC's Best Edinburgh Neighbourhoods Index for 2026 is Trinity, on the northern shores of the Capital. This elegant neighbourhood is popular with residents of all ages and stages of life – from first-time buyers and young professionals to families, empty-nesters and even retirees, all looking for a way to combine a tranquil coastal lifestyle with easy access to the city's trendiest pockets.

This kind of location comes at a price, and Trinity is far from the most affordable area on our list, homes here cost £67,000 more than the average Edinburgh property. But if you've got the budget, Trinity has certainly got the goods.

Expect elegant Victorian architecture galore, with quiet, tree-lined streets and handsome properties, some flanking pretty squares and some looking out to the Forth and over to Fife.

Trinity is a popular choice for commuters thanks to frequent bus services into the city centre and across Edinburgh, plus the tram at Newhaven is just a short walk away. It's very walkable to areas like Inverleith, Stockbridge and Leith, making this neighbourhood feel even more vibrant and exciting.

Lomond Park is a fantastic green space in the centre of the neighbourhood, home to a lawn tennis club and a bowling club, and beautifully maintained. It's open on a membership basis, prioritising residents, with annual fees of less than £30 to enjoy the exclusive feel. Open to everyone is Starbank Park, which has won several awards in recent years. And of course, there's the coastline itself, always perfect for a relaxing wander.

Local children generally attend Trinity or Wardie Primary Schools, and then go on to Trinity Academy, which is currently ranked 10th in Edinburgh, making the area a popular choice with parents.

Trinity is a quieter pocket of the city, so don't expect scores of shops and cafés on your doorstep. This is a suburb that prides itself on being a more peaceful place to call home, and so there are fewer amenities here, but they're of a high standard. You'll find coffee shops (with their own roastery), cosy pubs and stylish restaurants like Herringbone, as well as plenty going on closer to Ferry Road – plus busier neighbourhoods close by offer the chance to enjoy the buzz before going home to your own tranquil environment.

The area scores in the middle on the safety and crime rankings, but generally it's considered a safe and quiet place to call home.

Community spirit is high in Trinity, with locals very proud to call this neighbourhood home. Prime examples include the 'Friends of Starbank Park' community action group, which transformed the previously derelict park into the award-winner it is today, and still meets twice weekly to maintain their hard work and run community events like picnics, parties and nature trails, perfect for the whole family.

The stats

- Average selling price: **£374,086**
- **£66,739** higher than the Edinburgh average
- Affordability: **1.7**
- Transport and walkability: **4**
- Green space: **4**
- Schools: **3**
- Local amenities: **3**
- Safety and low crime rates: **3**
- Community spirit: **4**
- Overall score: **3.24**

What do the property experts think?

Ross Jenkins, Property Sales & Marketing Consultant at McEwan Fraser

"Trinity's appeal is about more than its address. Its Victorian and Edwardian homes offer the generous rooms, original features and private gardens that many buyers struggle to find closer to Edinburgh's centre. Alongside these period properties, flats and modern homes broaden its appeal to buyers at different stages of life.

For families, local schools, green spaces and access to walking and cycling routes are important attractions. Independent shops and cafés support a strong neighbourhood identity, while nearby Newhaven and Stockbridge offer further choice for dining and leisure.

What stands out is the balance: established residential streets and a sense of space, with convenient connections to the city centre. Buyers can put down roots here without feeling removed from Edinburgh life. That combination of character, practicality and community helps explain Trinity's enduring appeal."

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Thank you for reading ESPC's Best Edinburgh Neighbourhoods Index 2026!

Which areas will make the list for 2027? Please share your opinions with us on social media.

If you're ready to start your property search, in our top 10 areas or anywhere else in Edinburgh, the Lothians, Fife, the Scottish Borders or Dumfries & Galloway, head to espc.com or download the free ESPC app today.

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