



House Price Report

February 2022

ESPC average house price summary: December 21 to February 22

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 21 - Feb 22	Dec 20 - Feb 21	YOY %
Edinburgh, Lothians, Fife and Borders	All Properties	£271,493	£264,718	2.6%
Edinburgh				
City of Edinburgh	All Properties	£286,617	£280,908	2.0%
Edinburgh City Centre	All Properties	£331,092	£343,982	-3.7%
Abbeyhill / Meadowbank	1 bedroom flat	£180,629	£158,969	13.6%
Dalry / Gorgie / Slateford / Chesser	1 bedroom flat	£152,241	£153,575	-0.9%
Leith Walk / Easter Road / Pilrig / Bonnington	1 bedroom flat	£165,188	£162,273	1.8%
Polwarth / Shandon / Tollcross	1 bedroom flat	£199,437	£193,313	3.2%
Bellevue / Hillside / Broughton	2 bedroom flat	£301,299	£284,586	5.9%
Leith / The Shore / Granton	2 bedroom flat	£217,071	£209,189	3.8%
Marchmont / Bruntsfield	2 bedroom flat	£406,712	£384,731	5.7%
Morningside / Merchiston	2 bedroom flat	£345,527	£323,506	6.8%
New Town / West End	2 bedroom flat	£429,390	£488,802	-12.2%
Newington / Grange / Blackford	2 bedroom flat	£290,851	£309,661	-6.1%
Portobello / Joppa	2 bedroom flat	£281,589	£274,102	2.7%
Stockbridge / Comely Bank / Fettes / Canonmills	2 bedroom flat	£305,735	£324,334	-5.7%
Trinity / Newhaven / Inverleith	2 bedroom flat	£263,416	£259,813	1.4%
Cramond / Barnton / Cammo	3 bedroom house	£468,182	£395,715	18.3%
Blackhall / Davidsons Mains / Silverknowes	3 bedroom house	£431,322	£378,542	13.9%
Corstorphine / Clermiston / South Gyle / East Craigs	3 bedroom house	£336,331	£330,885	1.6%
Currie / Balerno / Juniper Green	3 bedroom house	£297,875	£326,828	-8.9%
Liberton / Gilmerton	3 bedroom house	£254,261	£274,510	-7.4%
South Queensferry / Dalmeny	3 bedroom house	£278,143	£246,113	13.0%
Lothians				
East Lothian	All Properties	£273,391	£273,011	0.1%
Midlothian	All Properties	£230,916	£222,854	3.6%
West Lothian	All Properties	£298,965	£215,964	38.4%
Fife				
East Fife	All Properties	£278,972	£264,985	5.3%
West Fife & Kinross	All Properties	£190,006	£193,348	-1.7%
Dunfermline	All Properties	£187,147	£195,540	-4.3%
Scottish Borders				
Borders	All Properties	£223,360	£227,513	-1.8%

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