



House Price Report February 2021

ESPC average house price summary: December 20 to February 21

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 20 - Feb 21	Dec 19 - Feb 20	YOY %
Edinburgh, Lothians, Fife and Borders	All Properties	£265,446	£249,936	6.2%
Edinburgh				
City of Edinburgh	All Properties	£279,593	£267,470	4.5%
Edinburgh City Centre	All Properties	£340,905	£344,471	-1.0%
Abbeyhill / Meadowbank	1 bedroom flat	£158,200	£182,696	-13.4%
Dalry / Gorgie / Slateford / Chesser	1 bedroom flat	£153,162	£149,262	2.6%
Leith Walk / Easter Road / Pilrig / Bonnington	1 bedroom flat	£163,154	£165,045	-1.1%
Polwarth / Shandon / Tollcross	1 bedroom flat	£191,160	£199,037	-4.0%
Bellevue / Hillside / Broughton	2 bedroom flat	£278,558	£268,015	3.9%
Leith / The Shore / Granton	2 bedroom flat	£205,915	£207,861	-0.9%
Marchmont / Bruntsfield	2 bedroom flat	£376,494	£351,549	7.1%
Morningside / Merchiston	2 bedroom flat	£327,136	£339,656	-3.7%
New Town / West End	2 bedroom flat	£465,910	£454,174	2.6%
Newington / Grange / Blackford	2 bedroom flat	£311,210	£276,610	12.5%
Portobello / Joppa	2 bedroom flat	£279,902	£239,010	17.1%
Stockbridge / Comely Bank / Fettes / Canonmills	2 bedroom flat	£304,925	£271,595	12.3%
Trinity / Newhaven / Inverleith	2 bedroom flat	£262,848	£256,723	2.4%
Cramond / Barnton / Cammo	3 bedroom house	£387,501	£441,050	-12.1%
Blackhall / Davidsons Mains / Silverknowes	3 bedroom house	£369,138	£475,461	-22.4%
Corstorphine / Clermiston / South Gyle / East Craigs	3 bedroom house	£329,002	£313,085	5.1%
Currie / Balerno / Juniper Green	3 bedroom house	£325,942	£371,342	-12.2%
Liberton / Gilmerton	3 bedroom house	£275,915	£262,068	5.3%
South Queensferry / Dalmeny	3 bedroom house	£249,631	£245,720	1.6%
Lothians				
East Lothian	All Properties	£273,709	£258,069	6.1%
Midlothian	All Properties	£223,267	£217,218	2.8%
West Lothian	All Properties	£214,189	£214,117	0.0%
Fife				
East Fife	All Properties	£267,551	£224,476	19.2%
West Fife & Kinross	All Properties	£190,479	£178,269	6.8%
Dunfermline	All Properties	£195,318	£172,185	13.4%
Scottish Borders				
Borders	All Properties	£247,007	£217,235	13.7%

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