



**NOT FOR BROADCAST OR PUBLICATION BEFORE 00:01 HRS TUESDAY 29<sup>th</sup> DECEMBER 2009**

## **SCOTLAND'S MOST EXPENSIVE STREETS ARE IN THE "ATHENS OF THE NORTH"**

**Many of Scotland's most expensive residential streets are in the capital city of Edinburgh, with the most expensive being Warriston Crescent with an average house price<sup>1</sup> of £960,671, according to Bank of Scotland research.** Seven Edinburgh addresses in the New Town and Morningside areas are among Scotland's ten most expensive streets. These include Drumsheugh Gardens (with an average price of £883,254), Merchiston Gardens (£672,857), Church Hill (£647,333) and Great King Street (£607,623). (See Table 1)

**The most expensive street outside Edinburgh is Morningfield Road in Aberdeen with an average price of £592,297. Glasgow's most expensive street is the Royal Gardens with an average price of £571,500, followed by Victoria Park Gardens South (£523,429) and Park Gardens (£492,222). The most expensive street in Dundee is Lawers Drive (£495,833).**

**Nitesh Patel, housing economist at the Bank of Scotland, commented:**

"Thirteen of Scotland's twenty most expensive residential streets are in Edinburgh and Glasgow. This is not as surprising as they are the major business and political centres in the country. Whilst the most exclusive addresses in Edinburgh are mostly clustered in New Town and Morningside, in Glasgow they are more dispersed across the city".

<sup>1</sup> All prices are based on transactions between September 2005 and September 2009 recorded on the Bank of Scotland House Price database.

**Table 1: 20 Most Expensive Streets in Scotland**

Street Name	Area	Postcode	Average House Price £ - 2005/09
Warriston Crescent	Edinburgh	EH3	£960,671
Drumsheugh Gardens	Edinburgh	EH3	£883,254
Merchiston Gardens	Edinburgh	EH10	£672,857
Church Hill	Edinburgh	EH10	£647,333
Great King Street	Edinburgh	EH3	£607,623
Morningfield Road	Aberdeen	AB15	£592,297
Comiston Drive	Edinburgh	EH10	£586,320
Robert Smith Place	Dalkeith	EH22	£581,875
Royal Gardens	Glasgow	G71	£571,500
Cowieson Crescent	Ellon	AB41	£523,667
Victoria Park Gardens South	Glasgow	G11	£523,429
Lawers Drive	Dundee	DD5	£495,833
Park Gardens	Glasgow	G3	£492,222
Matthews Drive	Dalkeith	EH22	£488,833
Leslie Mains	Glenrothes	KY6	£481,500
Murrayfield Avenue	Edinburgh	EH12	£473,786
Torrance Avenue	Glasgow	G75	£472,143
Watson Street	Falkirk	FK2	£469,500
Buchanan Castle Estate	Glasgow	G63	£466,750
Bruntsfield Crescent	Edinburgh	EH10	£465,167

**Source: Royal Mail and Bank of Scotland**

#### **Editors' Notes:**

The data in this report are compiled from over 1.78 million UK post codes supplied by the Royal Mail in conjunction with the Bank of Scotland House Price database.

House prices shown in the tables are arithmetic annual average prices of house transactions between September 2005 and September 2009. The transactions data is sourced from the Bank of Scotland House Price database, and individual post codes from the Royal Mail.

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