

Press Release



£1.7 million to live on Scotland's most expensive street

- **Ann Street in Edinburgh now most expensive street in the country**
- **Bank of Scotland's annual review finds top 10 priciest roads in Scotland all in Edinburgh**

Bank of Scotland has revealed Scotland's most expensive streets, with prestigious Ann Street in central Edinburgh taking the top spot. The street, known for its stunning aesthetics and classic Georgian architecture, will now set wealthy buyers back an average £1.7 million (£1,685,000).

In second place is Wester Coates Avenue (£1,615,000) in the west of the capital. Regent Terrace, near Calton Hill, makes up the top three, with properties averaging over £1.5 million (£1,529,000).

The rest of Scotland's priciest roads are also in Edinburgh. Overall, homes on these elite streets have an asking price of an average £1.4 million.

Table 1: 10 Most expensive streets in Scotland 2022

| Street Name | Location | Postcode | Average House Price £: 2017-2022 |
|-----------------------|-----------|----------|----------------------------------|
| Ann Street | Edinburgh | EH4 | £1,685,000 |
| Wester Coates Avenue | Edinburgh | EH12 | £1,615,000 |
| Regent Terrace | Edinburgh | EH7 | £1,529,000 |
| Danube Street | Edinburgh | EH4 | £1,449,000 |
| Heriot Row | Edinburgh | EH3 | £1,331,000 |
| Wester Coates Gardens | Edinburgh | EH12 | £1,327,000 |
| St. Catherine's Place | Edinburgh | EH9 | £1,293,000 |
| Spylaw Bank Road | Edinburgh | EH13 | £1,288,000 |
| Hope Terrace | Edinburgh | EH9 | £1,283,000 |
| St Bernard's Crescent | Edinburgh | EH4 | £1,282,000 |



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Source: The Registers of Scotland for period January 2017 to September 2022

Graham Blair, Mortgages Director, Bank of Scotland, said: “Ann Street in the beautiful city of Edinburgh tops the most expensive list, setting wealthy buyers back almost £1.7 million on average. While not in the top 10 priciest, homes in St Andrews also don’t come cheap, with The Scores and Donaldson Crescent offering properties at over £1.1 million on average.”

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Table 2: 25 most expensive streets in Scotland 2022

| Street Name | Posttown | Postcode | Average House Price £: 2017-2022 |
|-----------------------|-------------|----------|-------------------------------------|
| Ann Street | Edinburgh | EH4 | £1,685,000 |
| Wester Coates Avenue | Edinburgh | EH12 | £1,615,000 |
| Regent Terrace | Edinburgh | EH7 | £1,529,000 |
| Danube Street | Edinburgh | EH4 | £1,449,000 |
| Heriot Row | Edinburgh | EH3 | £1,331,000 |
| Wester Coates Gardens | Edinburgh | EH12 | £1,327,000 |
| St. Catherines Place | Edinburgh | EH9 | £1,293,000 |
| Spylaw Bank Road | Edinburgh | EH13 | £1,288,000 |
| Hope Terrace | Edinburgh | EH9 | £1,283,000 |
| St Bernard's Crescent | Edinburgh | EH4 | £1,282,000 |
| Kinnear Road | Edinburgh | EH3 | £1,267,000 |
| Inveresk Village | Musselburgh | EH21 | £1,265,000 |
| Bamton Avenue West | Edinburgh | EH4 | £1,253,000 |
| Warriston Crescent | Edinburgh | EH3 | £1,250,000 |
| Cumlodden Avenue | Edinburgh | EH12 | £1,226,000 |
| Pavilion Crescent | Edinburgh | EH16 | £1,203,000 |
| Gillespie Road | Edinburgh | EH13 | £1,200,000 |
| Gloucester Place | Edinburgh | EH3 | £1,173,000 |
| The Scores | St Andrews | KY16 | £1,127,000 |
| Donaldson Crescent | St Andrews | EH12 | £1,127,000 |
| Fairholm Mews | Edinburgh | EH10 | £1,127,000 |



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|-----------------|---------------|------|------------|
| Archerfield | North Berwick | EH39 | £1,118,000 |
| Strathaven Road | North Berwick | EH39 | £1,096,000 |
| Manor Place | Edinburgh | EH3 | £1,094,000 |
| Lynedoch Place | Edinburgh | EH3 | £1,080,000 |

Notes to Editors

Source: The transactions data is sourced from the Registry of Scotland, and individual post codes (and not street name, as there can be several occurrences with same name). Only post codes/streets where there have been at least five transactions over the period are included. Only streets where there have been at least five transactions over the period are included in this survey.

House prices shown in the tables are arithmetic annual average prices of house transactions between January 2017 and September 2022. Data revisions after September 2022 are not captured in this survey.

This report is prepared from information that we believe is collated with care; however, it is only intended to highlight issues and it is not intended to be comprehensive. We reserve the right to vary our methodology and to edit or discontinue/withdraw this, or any other report. Any use of this report for an individual's own- or third-party commercial purposes is done entirely at the risk of the person making such use and solely the responsibility of the person or persons making such reliance.

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