

**NOT FOR BROADCAST OR PUBLICATION BEFORE 00.01HRS 23 DECEMBER 2016**

## **SCOTLAND'S MOST EXPENSIVE STREET NOW RESIDES IN THE WORLD'S HOME OF GOLF**

St. Andrews - the "world's home of golf" - now has the accolade of homing Scotland's most expensive street, according to research from Bank of Scotland. The Scores, which is a stone's throw from the infamous Old Course golf course, has knocked Edinburgh off top spot, with an average house price of £2,179,000. (See table 1)

The Scores rolls along the cliff edge of St Andrews and boasts unbeatable views out to St Andrews Bay and the North Sea. Lined with traditional Victorian detached and terraced houses, the narrow road eventually culminates at the first tee of the world famous Old Course.

### **All 20 of Scotland's most expensive streets worth over a £1m – half in Edinburgh**

Dominating half of the top 20 table, Edinburgh still has the highest number of expensive streets in Scotland. Aberdeen now accounts for five of the prestigious locations and Glasgow three, while other than St Andrews; Balmoral Court in Auchterarder is the only top 20 location outside the main cities. (See table 1)

Edinburgh's most expensive residential street can be found in Merchiston, where homes are a mixture of late Georgian, Victorian and Edwardian villas and Victorian tenements. Ettrick Road with an average house price of £1,899,000, is the most expensive street in Edinburgh and second most expensive in Scotland. At over half a million pounds less, the New Town's Northumberland Street (£1,390,000) and Heriot Row (£1,374,000) are Edinburgh's next most expensive streets. (See table 2)

Seven out of the ten most expensive streets in Aberdeen are all located in the AB15 postcode. To live in Rubislaw Den North or Rubislaw Den South you have to be prepared to spend over £1.5m for a property there. These areas are Scotland's third and fourth most expensive streets respectively. Although somewhat cheaper, properties in Aberdeen's tenth most expensive street, Menzies Park in AB12, still average at over £776,000. (See table 3)

Last year, only one street in Glasgow had an average house price of over £1m - Baroness Drive in Thorntonhall. This remains Glasgow's most expensive street with an average price of £1,037,000, however is now closely followed by Baron Court in the G74 postcode (£1,035,000) and Grange Road in Bearsden (£1,033,000). (See table 4)

**Graham Blair, mortgage director at Bank of Scotland, said,** "Whilst Edinburgh normally has the x factor when it comes to the nation's most desirable addresses, this year's surprise is The Scores in St. Andrews taking the top spot as Scotland's most expensive street.

"With Edinburgh being Scotland's financial and political hub, it's little surprise that it still dominates the most expensive streets table. Aberdeen retains a strong presence and the number of expensive streets has almost doubled compared to last year.

"While the capital and the Granite city dominate this survey it is interesting to note that in all 20 most expensive streets the average house price is at least £1 million, suggesting a rise in the number of the prime locations in Scotland."

## Ends

### Notes to Editors:

The house price data in this report are compiled by the Registers of Scotland based on all post codes in Scotland.

House prices shown in the tables are arithmetic annual average prices of house transactions between January 2011 and October 2016. The transactions data is sourced from the Registers of Scotland.

Only streets where there have been at least five transactions over the period are included in this survey.

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

Street Name	Area	Postal District	Average House Price - 2010-2016
The Scores	St. Andrews	KY16	£2,179,000
Ettrick Road	Edinburgh	EH10	£1,899,000
Rubislaw Den North	Aberdeen	AB15	£1,649,000
Rubislaw Den South	Aberdeen	AB15	£1,516,000
Northumberland Street	Edinburgh	EH3	£1,390,000
Heriot Row	Edinburgh	EH3	£1,374,000
Balmoral Court	Auchterarder	PH3	£1,298,000
Ann Street	Edinburgh	EH4	£1,274,000
Loirsbank Road	Aberdeen	AB15	£1,186,000
Friarsfield Way	Aberdeen	AB15	£1,132,000
Cumin Place	Edinburgh	EH9	£1,090,000
North Deeside Road	Aberdeen	AB15	£1,074,000
Abercromby Place	Edinburgh	EH3	£1,042,000
Baroness Drive	Glasgow	G74	£1,037,000
Baron Court	Glasgow	G74	£1,035,000
Grange Road	Glasgow	G61	£1,033,000
Nile Grove	Edinburgh	EH10	£1,032,000

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Lauder Road	Edinburgh	EH9	£1,024,000
Wester Coates Gardens	Edinburgh	EH12	£1,019,000
Drummond Place	Edinburgh	EH3	£1,005,000

Source: Registrar of Scotland

**TABLE 2: 10 Most Expensive Streets in Edinburgh**

Street Name	Area	Postal District	Average House Price - 2010-2016
Ettrick Road	Edinburgh	EH10	£1,899,000
Northumberland Street	Edinburgh	EH3	£1,390,000
Heriot Row	Edinburgh	EH3	£1,374,000
Ann Street	Edinburgh	EH4	£1,274,000
Cumin Place	Edinburgh	EH9	£1,090,000
Abercromby Place	Edinburgh	EH3	£1,042,000
Nile Grove	Edinburgh	EH10	£1,032,000
Lauder Road	Edinburgh	EH9	£1,024,000
Wester Coates Gardens	Edinburgh	EH12	£1,019,000

Source: Registrar of Scotland

**TABLE 3: 10 Most Expensive Streets in Aberdeen**

Street Name	Area	Postal District	Average House Price - 2010-2016
Rubislaw Den North	Aberdeen	AB15	£1,649,000
Rubislaw Den South	Aberdeen	AB15	£1,516,000
Loirsbank Road	Aberdeen	AB15	£1,186,000
Friarsfield Way	Aberdeen	AB15	£1,132,000
North Deeside Road	Aberdeen	AB15	£1,074,000
Cutler House Road	Aberdeen (Milltimber)	AB13	£964,000
Bayview Road	Aberdeen	AB15	£837,000
Earlspark Avenue	Aberdeen	AB15	£834,000
Marine Terrace	Aberdeen	AB11	£799,000
Menzies Park	Aberdeen	AB12	£776,000

Source: Registrar of Scotland

Table 4.../

**TABLE 4: 10 Most Expensive Streets in Glasgow**

Street Name	Area	Postal District	Average House Price - 2010-2016
Baroness Drive	Glasgow (Thorntonhall)	G74	£1,037,000
Baron Court	Glasgow	G74	£1,035,000
Grange Road	Glasgow	G61	£1,033,000
Burnside Road	Glasgow	G46	£965,000
Boclair Road	Glasgow	G61	£901,000
Old Humble Road	Glasgow	G77	£884,000
Boclair Crescent	Glasgow	G61	£802,000
William Grange	Glasgow	G74	£775,000
Boclair Brae	Glasgow	G61	£772,000
Thorn Road	Glasgow	G61	£766,000

Source: Registrar of Scotland

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