# St Andrews becomes Scotland’s priciest coastal town with 8% house price surge



St Andrews has been officially recognised as Scotland’s most expensive coastal town, according to the latest research from the Bank of Scotland. The average property price in this historic Fife town now stands at £458,381, reflecting a notable 8% increase over the past year. This rise positions St Andrews distinctly ahead of its nearest competitor, North Berwick, which has seen a slight decrease in average property values to around £421,613.

The town’s appeal is multifaceted, driven by its beautiful beaches, rich cultural heritage, and an array of boutique shops and fine dining options. Notably, St Andrews is also home to one of the UK's oldest and most prestigious universities, which significantly enhances its desirability among potential buyers, contributing to a robust local rental market that thrives on a large student population and ample year-round tourism.

The swift rise in property prices is compounded by restrictive conservation policies, which limit the scope for new developments, effectively preserving the town's character but also exacerbating the demand for existing homes. In contrast, while St Andrews remains a beacon of affluence, other coastal areas in Scotland exhibit a more diverse property market. Anstruther, for instance, has witnessed the largest growth in house prices over the past five years, with average prices soaring by 52% to £285,160, demonstrating the varied dynamics across Scotland's coastal towns.

Graham Blair, Mortgages Director at Bank of Scotland, highlighted the unique value offered by Scotland’s coastline. "While some of the most sought-after locations continue to command premium prices, there are still plenty of affordable options for buyers willing to look beyond the traditional hotspots," he remarked, acknowledging the challenges many coastal communities face, particularly regarding housing affordability and access to essential services.

Focusing further on affordability, a report indicates that Rothesay on the Isle of Bute ranks as the most economically accessible seaside location in Britain, with average home prices resting at £101,477. This contrast starkly illustrates the divergent paths of coastal property markets, where some areas thrive while others struggle to maintain balanced housing options for residents.

As St Andrews continues to gain prominence as an elite location for both living and investment, the narrative surrounding Scottish coastal properties remains rich and complex. The blend of stunning scenery, cultural assets, and economic shifts creates a dynamic portrait of property ownership in Scotland’s prized seaside towns, with St Andrews at the forefront amid a landscape of varying fortunes.

## Reference Map:

* Paragraph 1 – [[1]](https://www.thecourier.co.uk/fp/lifestyle/property/5251567/st-andrews-most-expensive-seaside-town/), [[4]](https://www.scottishfinancialnews.com/articles/st-andrews-surpasses-north-berwick-in-coastal-property-prices)
* Paragraph 2 – [[1]](https://www.thecourier.co.uk/fp/lifestyle/property/5251567/st-andrews-most-expensive-seaside-town/), [[2]](https://www.lloydsbankinggroup.com/media/press-releases/2024/bank-of-scotland-2024/st-andrews-scotlands-most-expensive-coastal-location.html), [[5]](https://www.scottishfield.co.uk/homes-gardens/st-andrews-surpasses-north-berwick-as-most-expensive-coastal-town-in-scotland/)
* Paragraph 3 – [[3]](https://www.thecourier.co.uk/fp/news/fife/4986315/st-andrews-house-prices-most-expensive-seaside-town/), [[6]](https://www.scotsman.com/business/seaside-street-in-st-andrews-named-most-expensive-in-scotland-1996910)
* Paragraph 4 – [[4]](https://www.scottishfinancialnews.com/articles/st-andrews-surpasses-north-berwick-in-coastal-property-prices), [[4]](https://www.scottishfinancialnews.com/articles/st-andrews-surpasses-north-berwick-in-coastal-property-prices)
* Paragraph 5 – [[2]](https://www.lloydsbankinggroup.com/media/press-releases/2024/bank-of-scotland-2024/st-andrews-scotlands-most-expensive-coastal-location.html), [[5]](https://www.scottishfield.co.uk/homes-gardens/st-andrews-surpasses-north-berwick-as-most-expensive-coastal-town-in-scotland/)

Source: [Noah Wire Services](https://www.noahwire.com)

## Bibliography

1. <https://www.thecourier.co.uk/fp/lifestyle/property/5251567/st-andrews-most-expensive-seaside-town/> - Please view link - unable to able to access data
2. <https://www.lloydsbankinggroup.com/media/press-releases/2024/bank-of-scotland-2024/st-andrews-scotlands-most-expensive-coastal-location.html> - According to a 2024 report by the Bank of Scotland, St Andrews is Scotland's most expensive coastal location, with an average property price of £423,419. This marginal increase from 2022 has surpassed North Berwick, which now averages £421,613. The report highlights that St Andrews' renowned university and golf courses contribute to its high property values. Additionally, the average price of a Scottish seaside home is £184,224, reflecting a 1% rise during 2023, outperforming the 4% average decrease across Britain. The report also notes significant price increases in areas like Invergordon, Burntisland, and Helensburgh in 2023. Rothesay on the Isle of Bute is identified as the most affordable seaside location in Britain, with homes averaging £101,477. Graham Blair, Mortgages Director at Bank of Scotland, emphasized the appeal of Scotland's coastline and the value it offers compared to other coastal areas in Britain. He also acknowledged the diversity of these communities, noting challenges related to housing affordability and access to services.
3. <https://www.thecourier.co.uk/fp/news/fife/4986315/st-andrews-house-prices-most-expensive-seaside-town/> - A 2024 article from The Courier reports that St Andrews has become Scotland's most expensive seaside location, overtaking North Berwick. The average house price in St Andrews is now £423,419, compared to £421,613 in North Berwick. Anstruther is also highlighted as the fourth most expensive Scottish seaside town, with an average house price of £285,160. The article notes that Burntisland experienced the second-highest average house price rise of any seaside town in Scotland over the last year, with an 18% increase since 2023. Over the past decade, Anstruther's house prices have risen by 70%, from £167,386 to £285,160, while St Andrews' prices have increased by 57%, from £270,181 to £423,419. Graham Blair, Mortgages Director at Bank of Scotland, commented on the breathtaking scenery of Scotland's coastline and the appeal of towns like St Andrews and North Berwick for homebuyers.
4. <https://www.scottishfinancialnews.com/articles/st-andrews-surpasses-north-berwick-in-coastal-property-prices> - A 2024 article from Scottish Financial News reports that St Andrews has surpassed North Berwick as the most expensive coastal town in Scotland, with an average property price of £423,419. North Berwick now averages £421,613, marking a 4% decrease from the previous year. Dunbar, also in East Lothian, is the third most expensive coastal area, with an average property price of £304,569. The article highlights that Rothesay on the Isle of Bute is the most affordable seaside location in Britain, with homes averaging £101,477. Graham Blair, Mortgages Director at Bank of Scotland, emphasized the value of Scotland's coastal properties compared to other parts of Britain and noted the diversity of these communities, acknowledging challenges related to housing affordability and access to services.
5. <https://www.scottishfield.co.uk/homes-gardens/st-andrews-surpasses-north-berwick-as-most-expensive-coastal-town-in-scotland/> - A 2024 article from Scottish Field reports that St Andrews is now the most expensive coastal location in Scotland, with average property prices exceeding £423,000. This surpasses North Berwick, where properties average around £421,000. The article notes that Anstruther is the fourth most expensive seaside town, with an average house price of £285,160. Over the past decade, Anstruther's house prices have increased by 70%, while St Andrews' prices have risen by 57%. Graham Blair, Mortgages Director at Bank of Scotland, commented on the appeal of Scotland's coastline and the value it offers compared to other coastal areas in Britain. He also acknowledged the diversity of these communities, noting challenges related to housing affordability and access to services.
6. <https://www.scotsman.com/business/seaside-street-in-st-andrews-named-most-expensive-in-scotland-1996910> - A 2016 article from The Scotsman reports that The Scores in St Andrews has been named the most expensive place to live in Scotland, with an average selling price of £2.18 million. This surpasses Ettrick Road in Edinburgh's Merchiston district, which had the second-highest average selling price. The article highlights the picturesque location of The Scores, overlooking the West Sands and near the Old Course, contributing to its high property values.
7. <https://www.fifetoday.co.uk/lifestyle/homes-and-gardens/st-andrews-and-anstruther-among-most-expensive-seaside-towns-in-scotland-4092908> - A 2023 article from Fife Today reports that St Andrews is one of the most expensive seaside towns for property, according to a new survey. The university town was only beaten by North Berwick, with an average property price of £421,528, just below North Berwick's £440,000. Anstruther was also in the top four most expensive seaside locations, with an average house price of £276,191. The survey tracked house price movements across 54 seaside locations in Scotland and 209 UK-wide. The article also notes that Anstruther and St Andrews have recorded substantial rises over the last decade, with Anstruther up 68% and St Andrews 61%, but they were eclipsed by Kinghorn, which showed the second-highest rise over the last ten years with a 79% increase.