

Bearsden & Milngavie Housing Market Briefing 2026

Bearsden & Milngavie

Prime West of Scotland.



Introduction.

The Bearsden & Milngavie area of West Scotland offers all the convenience of a Glasgow commuter town but with the ability to escape to Loch Lomond & The Trossachs in under 30 minutes.

Our analysis shows the area to be highly sought-after as a residential location, reflected in its high and growing average prices, market activity levels and volume of prime sales.



“The Bearsden and Milngavie property market continues to demonstrate its enduring appeal, supported by strong price growth, sustained buyer demand and consistently high levels of prime market activity.

With Bearsden recording the highest average house price in Greater Glasgow and Milngavie remaining firmly within the region’s top five locations, both areas continue to attract families and professionals seeking a balance of connectivity, lifestyle and long-term value. Excellent schooling, an abundance of quality family homes and easy access to both Glasgow City Centre and Loch Lomond & The Trossachs National Park underpin the area’s popularity. Market turnover increased during 2025, with a notable volume of high-value and £1 million-plus sales reflecting ongoing confidence in the local market.

As one of Scotland’s most desirable residential destinations, Bearsden and Milngavie continue to offer a unique combination of city convenience and countryside living. Whether you are considering a move now or planning for the future, our local expertise and in-depth market knowledge can help you make informed decisions. For a free, no-obligation market appraisal or advice on your next move, please don’t hesitate to get in touch.”

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Key findings.



01. Bearsden has the highest average house price in Greater Glasgow.

Bearsden had an average house price of c.£425,000 over the 12 months ending in April 2026. Milngavie is also in the top five Greater Glasgow areas, with an average house price of c.£355,000. Both areas have logged double-digit price growth in the last five years, despite starting from a high base.



02. Market turnover has continued to grow in 2025.

In 2025, there was a rise in market turnover (value of property sold) of 2.6% across Bearsden & Milngavie. The area continues to see a strong number of prime sales, 14 of which exceeded £1,000,000 last year.



03. The best of both: countryside and city.

Bearsden & Milngavie is an attractive location with convenient access to Glasgow City Centre and Loch Lomond & Trossachs National Park. In addition, the abundance of high quality, family style homes set within three of the top ten school catchments in Scotland makes it a uniquely advantageous location for families.

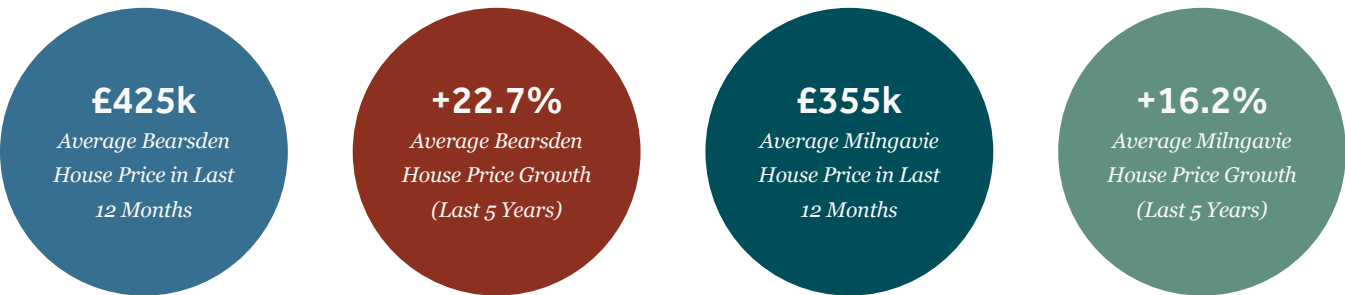
Key findings *explored.*

01. Bearsden has the highest average house price in Greater Glasgow.

In the last 12 months, Bearsden achieved the highest average house price in the region at c. £425,000, with Milngavie ranked 5th at c.£355,000.

The average house price has steadily grown in both areas over the last five years from an already high base. Bearsden has slightly outpaced the Greater Glasgow average at c.23%, with Milngavie a few percentage points below it (up 16%).

Of the established higher value areas in Greater Glasgow, more peripheral locations have outperformed more centrally located prime locations such as Kelvinside and Finnieston. This trend reflects the rise in demand for larger homes with garden space post-pandemic.



Bearsden has the highest average price in the Greater Glasgow Region.

Average House Price in Greater Glasgow Postcodes, Last 12 Months (May 25 – Apr 26).

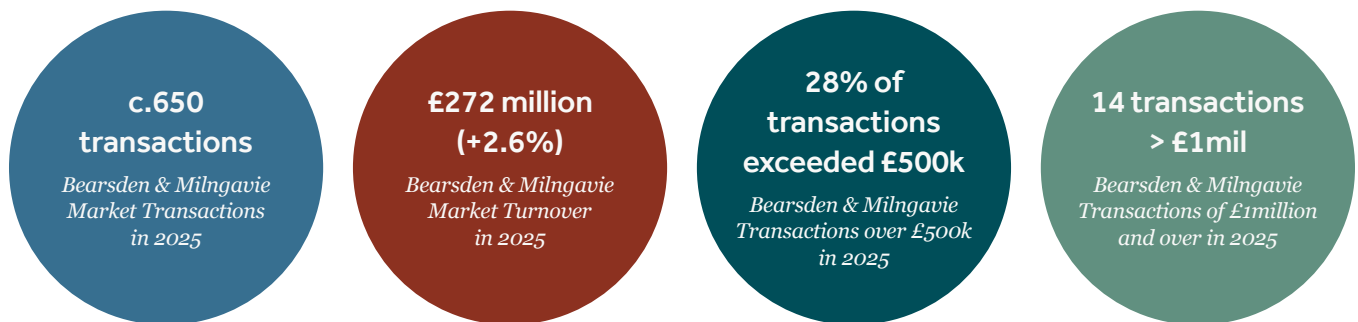
Rank	Area	Avg. Price	5Y Change (%)
1	G61 (incl. Bearsden)	£424,846	22.7%
2	G77 (incl. Newton Mearns)	£403,213	19.8%
3	G12 (incl. Kelvinside)	£384,761	13.7%
4	G46 (incl. Giffnock)	£357,372	20.3%
5	G62 (incl. Milngavie)	£354,720	16.2%
6	G76 (incl. Clarkston)	£322,130	27.4%
7	G41 (incl. Pollokshields)	£287,041	34.6%
8	G3 (incl. Finnieston)	£279,394	-0.1%
9	G43 (incl. Newlands)	£273,069	22.7%
10	G64 (incl. Bishopbriggs)	£267,822	21.0%

Source: Rettie analysis of @Crown Copyright Registers of Scotland Data

Key findings *explored.*

02. Market turnover has continued to grow in 2025.

Market turnover (value of property sold) in Bearsden & Milngavie increased by 2.6% in 2025 to £272 million, with transactions declining slightly (down 1.4%) to c.650 sales.



The Bearsden & Milngavie housing market is an established prime location in both a regional and national context. The area consistently sees a large proportion of sales exceed £500k (28% of all area sales in 2025 and nearly 5x the regional equivalent of 6%). The area also features perennially in Scotland's £1M+ table, achieving 14 sales in 2025 alone.

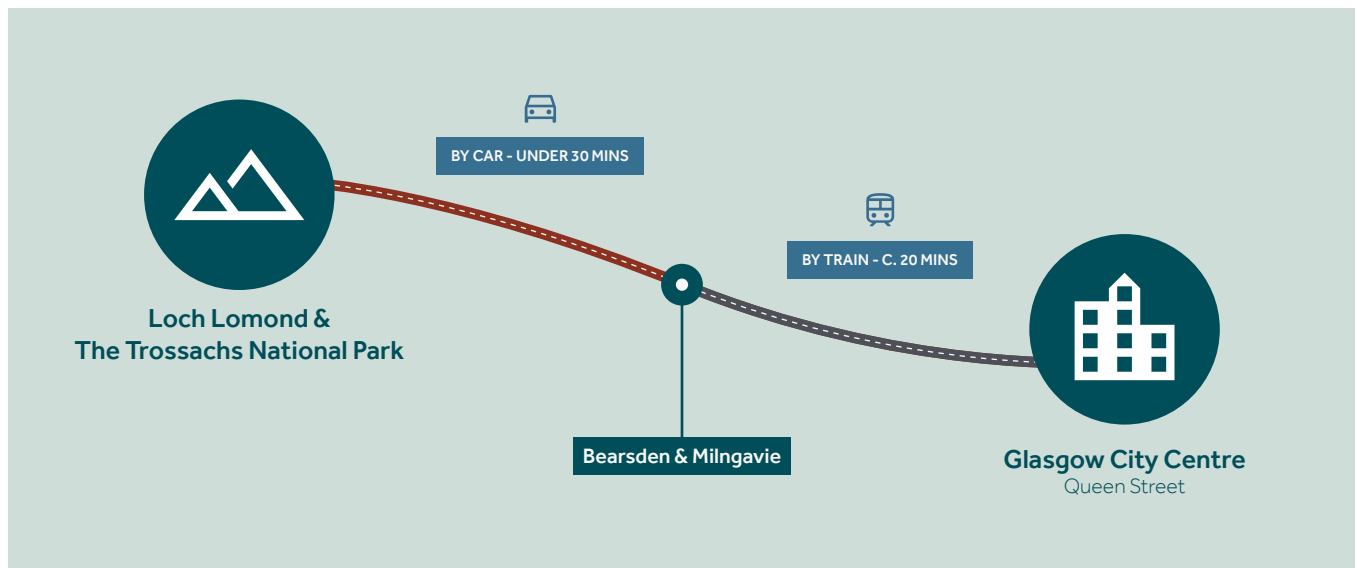
The volume of prime sales reflects both the quality of the housing and a desirable lifestyle that pairs excellent schools, easy access to the countryside and convenient connectivity to Glasgow's growing economy.



Key findings *explored.*

03. The best of both: countryside and city.

The local area is favourably placed, with easy access to beautiful scenery at Loch Lomond & Trossachs National Park (under 30 minutes by car), with train connections to Glasgow City Centre in under 20 minutes.



Source: Rettie & Co.

The area also has some of the best performing secondary schools in the country. Douglas Academy is the highest ranked school in the area (5th in Scotland), with Bearsden Academy and Boclair Academy close behind at 6th and 7th respectively.

Top secondary schools serving Bearsden and Milngavie.

2025 national ranking.



Source: Sunday Times / Douglas Academy / Bearsden Academy / McLaughlin & Harvey

Rettie Research Report

The area is in close proximity to some of Glasgow's finest independent schools, including The Glasgow Academy (ranked 1st), The High School of Glasgow (ranked 2nd) and Kelvinside Academy (ranked 6th).

Source: independentschoolparent.com



Here to help.

With robust price growth, steady levels of high-value sales, and continued demand for its well-connected and lifestyle-driven locations, Bearsden & Milngavie has unique advantages as a place to live.

Whether you are buying, selling, or simply exploring your options, expert local insight remains key to making the most of current conditions. We'd be delighted to help guide your next move.

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